



20 Haycroft Mews

Saltram Meadow, Plymouth, PL9 7GQ

£289,950



Nicely-located semi-detached house occupying a level site with 2 parking spaces to the front & a garden to the rear. The accommodation briefly comprises an entrance with downstairs cloakroom/wc, lounge, kitchen/dining room opening onto the garden, 3 bedrooms, family bathroom & master ensuite shower room. Double-glazing, central heating and solar panels.



HAYCROFT MEWS, SALTRAM MEADOW, PL9 7GQ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 4'5 x 3'6 (1.35m x 1.07m)

Providing access to the ground floor accommodation. Laminate flooring.

DOWNSTAIRS CLOAKROOM/WC 4'11 x 2'9 (1.50m x 0.84m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Consumer unit. Obscured window to the front elevation.

LOUNGE 16'1 x 16'1 (4.90m x 4.90m)

Staircase rising to the first floor. Laminate flooring. Window to the front elevation. Doorway opening into the kitchen/dining room.

KITCHEN/DINING ROOM 15'11 x 8'3 (4.85m x 2.51m)

Ample space for dining table and chairs. Range of kitchen cabinets with matching fascias, work surfaces and tiles splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven. 4-burner gas hob with a glass splash-back and a cooker hood above. Space and plumbing for a washing machine and dishwasher. Space for free-standing fridge-freezer. Under-stairs storage cupboard. Laminate flooring throughout. French doors with fitted blinds to the rear opening onto the garden. Additional window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in cupboard. Loft hatch.

BEDROOM ONE 12'9 x 8'11 (3.89m x 2.72m)

Situated to the front elevation. Built-in over-stairs cupboard fitted with a hanging rail and shelving. Laminate flooring. Window with fitted blinds to the front elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 5'5 x 4'11 (1.65m x 1.50m)

Comprising an enclosed tiled shower, wc and pedestal basin. Mirrored medicine cabinet. Wall-mounted towel rail/radiator. Obscured window to the front elevation.

BEDROOM TWO 9'6 x 8'4 (2.90m x 2.54m)

Window with a fitted blind to the rear elevation. Laminate flooring.

BEDROOM THREE 8'4 x 6'3 (2.54m x 1.91m)

Window to the rear elevation. Laminate flooring.

BATHROOM 6'10 x 6' (2.08m x 1.83m)

Comprising a bath with a shower system over, tiled area surround and a glass shower screen, pedestal basin and wc. Wall-mounted towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

OUTSIDE

To the front there are 2 parking spaces, side by side. The rear garden is laid to lawn with bordering shrubs. There is also a paved patio area.

COUNCIL TAX

Plymouth City Council
Council tax band C

AGENT'S NOTE

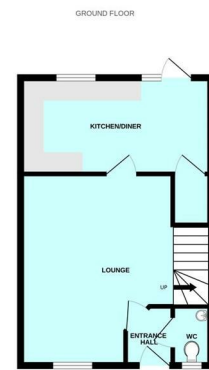
There is an annual management charge of approximately £202.

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Area Map



Floor Plans



Energy Efficiency Graph

