



## 2 Great Churchway

Plymstock, Plymouth, PL9 8JY

**£550,000**



Apple Trees is an older-style detached house situated in this highly sought-after road in Elburton. The house sits in large mature gardens which are level. Drive, carport & garage. The property is in need of updating & briefly comprises an entrance vestibule & hallway, dual aspect lounge, separate bay-fronted dining room, kitchen/breakfast room & downstairs wc. Double-glazing & central heating. No onward chain.



## GREAT CHURCHWAY, PL9 8JY

### ACCOMMODATION

Front door opening into the entrance vestibule.

### ENTRANCE VESTIBULE

Tiled floor. Original front door with leaded glass matching panels either side opening into the entrance hall.

### ENTRANCE HALL 11'3 x 5'11 (3.43m x 1.80m)

Providing access to the accommodation. Staircase ascending to the first floor. Window on the half landing over-looking the garden. Under-stairs cupboard.

### LOUNGE 20' x 12' (6.10m x 3.66m)

Window to the front elevation. Door to the rear with windows either side overlooking and opening onto the garden. Fireplace with a cast inset, slate hearth, timber surround and wood burner. Picture rail.

### DINING ROOM 14'6 into bay x 12' (4.42m into bay x 3.66m)

Bay window to the front elevation. Window to the side elevation. Fireplace which is tiled and has a timber surround.

### KITCHEN/BREAKFAST ROOM 16'5 x 12'2 max dimensions (5.00m x 3.71m max dimensions)

Triple aspect with windows to the rear and both side elevations. Door to the side leading to outside. Range of matching base and wall-mounted cabinets with work surfaces and tiled splash-backs. Space for free-standing appliances. Space for breakfast table and chairs. Broom cupboard. Doorway opening into the downstairs cloakroom/wc.

### DOWNSTAIRS WC

Fitted with a high flush cistern. Obscured window to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Delft rack. 2 loft hatches. Recessed airing cupboard housing the hot water cylinder.

### BEDROOM ONE 16'4 into bay x 12' (4.98m into bay x 3.66m)

Window to the side elevation. Built-in wardrobes and cupboards. Vanity basin. Picture rail.

### BEDROOM TWO 11'4 x 12' (3.45m x 3.66m)

Window to the front elevation. Vanity basin. Picture rail.

### BEDROOM THREE 12' x 8'3 (3.66m x 2.51m)

Window to the rear elevation. Vanity basin. Picture rail.

### BEDROOM FOUR 9'1 x 8'3 (2.77m x 2.51m)

Window to the rear elevation. Picture rail.

### BATHROOM 7'8 x 5'10 (2.34m x 1.78m)

Comprising a bath with tiled area surround and a pedestal basin with a tiled splash-back. Obscured window to the front elevation.

### SEPARATE WC

High flush cistern. Obscured window to the rear elevation.

### GARAGE 15'10 x 9'6 (4.83m x 2.90m)

Remote door to the front elevation. Rear access door. Window to the side elevation. Power and lighting.

### OUTSIDE

A covered carport precedes the garage and a driveway provides off-road parking. A separate pedestrian pathway leads to the main front entrance. There is mature planting. There are generous level gardens to the rear with mature planting, small tree, greenhouse and a timber shed.

### COUNCIL TAX

Plymouth City Council

Council tax band F

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



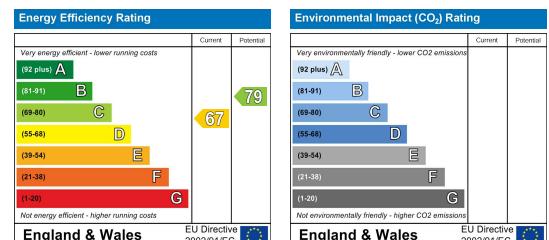
## Floor Plans



### 1ST FLOOR



## Energy Efficiency Graph



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