Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

7 Holcombe Drive

Plymstock, Plymouth, PL9 9JD

£325,000

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Nicely-presented semi-detached family home in this highly popular position with accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, lounge, spacious open-plan kitchen/breakfast/dining room, which in turn leads out to the rear garden. On the first floor a landing provides access to 4 bedrooms and a family shower room. Externally, there is a driveway which runs alongside the property leading to the garage, plus a paved parking area to the front and a landscaped garden to the rear. Double-glazing and central heating.

HOLCOMBE DRIVE, PLYMSTOCK, PL9 9JD

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 15'8 x 5'10 (4.78m x 1.78m)
Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard housing the electric meter, gas meter and consumer unit.

DOWNSTAIRS CLOAKROOM/WC
Fitted with a wc and a corner wall-mounted basin. Tiled walls. Tiled floor. Obscured window to the side elevation.

LOUNGE 14'4 x 12'5 (4.37m x 3.78m)
Window with fitted blinds to the front elevation. Access through to the kitchen/breakfast/dining room.

OPEN-PLAN KITCHEN/BREAKFAST/DINING ROOM 25'4 x 20'8 max dimensions (7.72m x 6.30m max dimensions)
A superb open-plan 'L-shaped' room with ample space for dining table and chairs, and seating if required. Range of modern kitchen cabinets with matching fascias, work surfaces and splash-backs. Breakfast bar. Inset one-&-a-half bowl single drainer sink unit. Built-in NEFF oven plus a combination microwave oven and warming drawer. Separate inset NEFF hob with a glass splash-back and cooker hood above. Space for an American-style fridge-freezer. Space and plumbing for washing machine. Integral dishwasher. 2 built-in storage cupboards with shelving. Windows to the rear and side elevations. French doors leading to outside.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch with a fold-down loft ladder. Window to the side elevation.

BEDROOM ONE 11'10 x 10'3 (3.61m x 3.12m)
Window to the front elevation. Feature panelling to one wall. Built-in wardrobes with matching doors plus 2 mirrored doors.

BEDROOM TWO 12'3 x 7'7 (3.73m x 2.31m)
Window to the rear elevation.

BEDROOM THREE 11'2 x 10' max width (3.40m x 3.05m max width)
Window to the front elevation.

BEDROOM FOUR 9' x 7'6 (2.74m x 2.29m)
Window to the rear elevation.

FAMILY SHOWER ROOM 8'10 x 5'1 (2.69m x 1.55m)
Comprising a double-sized walk-in shower with a glass screen, basin with storage beneath and wc. Mirrored bathroom cabinet. Towel rail/radiator. Fully-tiled walls. Tiled floor. Inset ceiling spotlights. Obscured window to the rear elevation.

GARAGE 15'8 x 8'3 (4.78m x 2.51m)
Single garage with an up-&-over door to the front elevation.

OUTSIDE
A driveway provides access and runs alongside the property to the garage. To the front there is a paved parking area. The rear garden has areas laid to patio and lawn. There is a brick-built barbecue area and a side access gate opening onto the driveway.

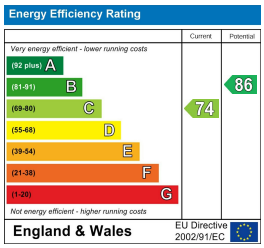
COUNCIL TAX
Plymouth City Council
Council tax band D

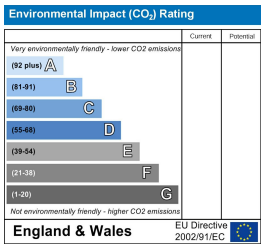
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

Floor Plans

Energy Efficiency Graph





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