Julian Marks | PEOPLE, PASSION AND SERVICE



58 Reddicliff Road

Plymstock, Plymouth, PL9 9NF

£425,000









Superbly-positioned linked house occupying a generous plot with a south-west facing terrace providing fantastic views & views over Plymstock towards Dartmoor. The accommodation briefly comprises an entrance porch & hallway, lounge, dining room, fitted kitchen, downstairs cloakroom/wc, 4 bedrooms, 3 on the first floor and one on the ground floor, plus a family bathroom. Integral double garage & driveway. Double-glazing & central heating.



REDDICLIFF CLOSE, PLYMSTOCK, PL9 9NF

ACCOMMODATION

ENTRANCE PORCH 4'1 x 4' (1.24m x 1.22m)

uPVC double-glazed entrance porch. Further obscured glazed door opening into the hallway.

HALL 8'7 x 7'1 (2.62m x 2.16m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 19'7 x 12'5 (5.97m x 3.78m)

A generous dual aspect room with a window to the rear elevation providing fantastic views towards Dartmoor and a fully-glazed door opening onto the paved terrace with fantastic views and a westerly aspect. Archway intercommunicating with the dining room.

DINING ROOM 15'7 x 9'3 (4.75m x 2.82m)

Window to the rear elevation with lovely views.

KITCHEN 11' x 10'3 (3.35m x 3.12m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for a Rangemaster-style oven. Space for fridge-freezer. Additional appliance space beneath the work surface. Space and plumbing for dishwasher. Window to the side elevation. Partly-glazed door opening onto the terrace with fabulous views.

BEDROOM FOUR 12'8 x 8'9 (3.86m x 2.67m)

Window to the front elevation. Under-stairs cupboard.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin with a tiled surround. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Integral access to the double garage.

BEDROOM ONE 12'4 x 8'10 (3.76m x 2.69m)

Situated to the rear of the property. Recessed wardrobe with sliding mirrored doors. Window to the rear elevation with fantastic panoramic views.

BEDROOM TWO 8'11 x 7'7 (2.72m x 2.31m)

Window to the front elevation. Over-stairs storage cupboard with slatted shelving. Recessed wardrobe with hanging rail and shelving.

BEDROOM THREE 9'1 x 6'9 (2.77m x 2.06m)

Window to the side elevation with lovely views. Recessed wardrobe.

BATHROOM 6'2 x 5'6 (1.88m x 1.68m)

Comprising a bath with a mixer tap shower system over and a rail and curtain, we and pedestal basin. Fully-tiled walls. Obscured window to the side elevation.

DOUBLE GARAGE 20'8 x 15'9 (6.30m x 4.80m)

Remotely operated door to the front elevation. Integral access to the property. Window to the rear elevation. Consumer unit. Electric and gas meters. Power and lighting. Wall-mounted Worcester gas boiler.

OUTSIDE

A driveway precedes the garage and provides off-road parking. There are generous gardens to the side and rear elevations. The garden to the side has areas laid to lawn plus a paved terrace and bordering shrubs. Steps from the terrace lead down to the rear garden, which is laid to lawn and features a mature apple tree.

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

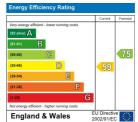
GROUND ELOOP



1ST FLOOR



Energy Efficiency Graph



Environmental Impact (CO₂) Rating

Very environmentally floatily - Sover CO2 emissions
(82 plus) (A)
(81-91) (B)
(9-80) (C)
(9-84) (B)
(10-96) (C)
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