



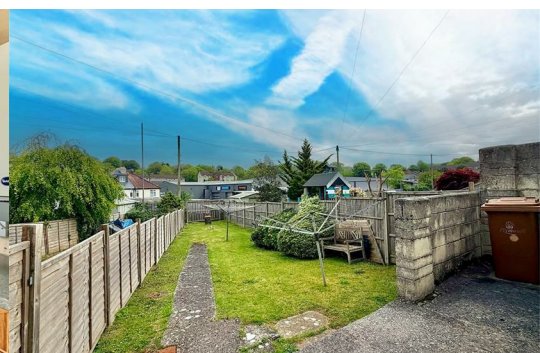
## 21 Garden Village

Plymstock, Plymouth, PL9 7EN

£220,000



Older-style semi-detached house in a convenient location and being sold with no onward chain. The accommodation needs a little updating and briefly comprises an entrance porch & hallway, lounge, additional dining/family room and kitchen whilst on the first floor there are 2 bedrooms and a bathroom. There are gardens to the front and rear elevations. The property has gas central heating and a mixture of double and triple glazed windows.



## GARDEN VILLAGE, PLYMSTOCK, PL9 7EN

### ACCOMMODATION

Doorway opening into the entrance porch.

### ENTRANCE PORCH 4'11 x 3'6 (1.50m x 1.07m)

Windows to 2 elevations. Further door opening into the hallway.

### ENTRANCE HALLWAY

Doors providing access to the ground floor accommodation. Stairs rising to the first floor.

### LOUNGE 14'8 x 11'6 (4.47m x 3.51m)

Window to the front elevation.

### DINING/FAMILY ROOM 15'3 x 13'9 max dimensions (4.65m x 4.19m max dimensions)

Ample space for seating and dining. Fireplace with a polished stone surround and hearth. Cupboard with shelving to one side of the fireplace. Larger cupboard with shelving and an obscured window to rear elevation to the other side of the fireplace. Under-stairs cupboard. Window to the side elevation. Doorway leading to the kitchen.

### KITCHEN 9'11 x 8'3 (3.02m x 2.51m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel single drainer sink unit. Inset NEFF 4-burner gas hob with a cooker hood above. Built-in Belling oven. Free-standing fridge-freezer, washing machine and tumble dryer. Wall-mounted Baxi gas boiler. Tiled floor. Windows with fitted blinds to 2 elevations. Doorway to the rear opening into the garden.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation.

### BEDROOM ONE 14'10 x 11'7 (4.52m x 3.53m)

Situated to the front elevation and running the full-width of the property. Window to the front elevation. Picture rail. Cupboard with shelving.

### BEDROOM TWO 11'9 x 8'9 (3.58m x 2.67m)

Window to the rear elevation. Picture rail. Cupboard with shelving.

### BATHROOM 8'4 x 5'6 (2.54m x 1.68m)

Comprising a bath with an electric shower system over and a bi-folding shower screen, pedestal basin and a wc. Built-in cabinet. Tiled floor. Fully-tiled walls. Obscured window to the rear elevation.

### OUTSIDE

The front garden is laid to lawn and bordered by shrubs and hedging. There is a small area to the side laid to lawn and a pathway leads around the side of the property to the rear garden. The rear garden is laid to lawn together with some shrubs.

### COUNCIL TAX

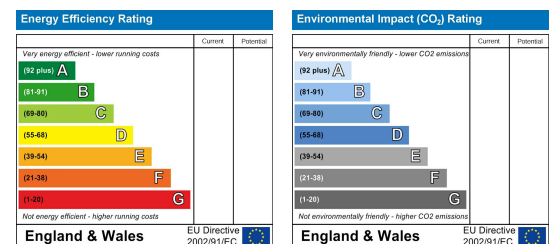
Plymouth City Council  
Council tax band B

## Area Map



## Floor Plans

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.