



## 29 Gilwell Avenue

Plymstock, Plymouth, PL9 8PB

£289,950



Superbly-positioned semi-detached house set with gardens enjoying a southerly aspect to the rear. The property has a drive & garage. The accommodation briefly comprises an entrance porch & hallway, lounge/dining room, kitchen, conservatory, 3 bedrooms & bathroom. Double-glazing & central heating,



## GILWELL AVENUE, PLYMSTOCK, PL9 8PB

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH 6'10 x 4'2 (2.08m x 1.27m)

Obscured windows to the front elevation. Further doorway opening into the hallway.

### HALLWAY 11'10 x 6'11 (3.61m x 2.11m)

Providing access to the accommodation. Open-plan staircase rising to the first floor. Cloak cupboard, also housing the electric meter and fuse box.

### LOUNGE/DINING ROOM 22'7 x 12'2 max width (6.88m x 3.71m max width)

A dual aspect room with a window with fitted blinds to the front elevation providing nice views and sliding double-glazed doors to the rear opening into the conservatory. Chimney breast with fireplace with a tiled surround and hearth.

### KITCHEN 10'4 x 8'2 (3.15m x 2.49m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and microwave. Separate inset hob. Space for free-standing fridge/freezer. Integral slimline dishwasher. Integral washing machine. Window with a fitted blind to the rear elevation overlooking the garden. Door to the side leading to the garden.

### FIRST FLOOR LANDING 8'4 x 7'9 (2.54m x 2.36m)

Providing access to the first floor accommodation. Window with a fitted blind to the side elevation.

### BEDROOM ONE 12'2 x 10'11 wall-to-wall (3.71m x 3.33m wall-to-wall)

Situated to the front of the property. Window with a fitted blind to the front elevation providing lovely views. Range of built-in wardrobes and cupboards.

### BEDROOM TWO 10'11 x 10'1 (3.33m x 3.07m)

Window with a fitted blind to the rear elevation.

### BEDROOM THREE 8'8 x 8'3 (2.64m x 2.51m)

Window with a fitted blind to the front elevation with lovely views. Over-stairs storage cupboard housing the Worcester gas boiler.

### SHOWER ROOM 8'3 x 5'6 (2.51m x 1.68m)

Comprising an enclosed shower, wc with a concealed cistern and a push button flush and basin set into a cabinet providing storage. Chrome towel rail/radiator. Wall-mounted mirror. Waterproof panelling to some of the walls. Obscured window to the rear elevation.

### GARAGE

Remote up-&-over door to the front elevation. Power and lighting.

### OUTSIDE

A driveway provides off-road parking and access to the garage. The front garden is laid to lawn with bordering shrub and flower beds. A pathway leads around the side of the property between the house and garage accessing the rear garden. The rear garden enjoys a southerly aspect and is mainly laid to lawn together with some patio areas and bordering shrub and flower beds. There is a timber shed and an outside tap.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

## Area Map

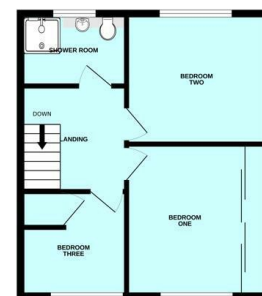


## Floor Plans

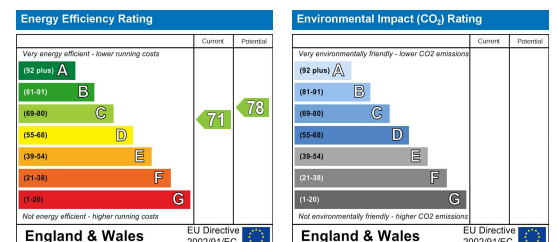
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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