Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



9 Raphael Drive

Elburton, Plymouth, PL9 8EU

£295,000

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A wonderful opportunity to purchase a most delightful extended semi-detached property, which is very well-presented throughout. It is being sold with no onward chain, and has accommodation comprising an entrance porch, hallway, lounge/dining room, modern fitted kitchen, utility and a downstairs wc on the ground floor. On the first floor there are 3 good-sized bedrooms and shower room. The property is located on a level plot with garden areas to the front and rear together with a garage and drive. The property benefits from double-glazing and gas central heating.







RAPHAEL DRIVE, ELBURTON, PL9 8EU

ACCOMMODATION
Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 5'6" x 3'8" (1.68 x 1.13)
Mulit-panel double doors leading into the entrance hall.

ENTRANCE HALL
Providing access to the ground floor accommodation. Stairs rising to the first floor. Double-glazed window to the side elevation.

LOUNGE/DINING ROOM 16'10" x 16'0" at widest point incl the recess und (5.15 x 4.88 at widest point incl the recess under)
The focal point of the room is the fireplace with an electric fire. Full-length double-glazed window and double-glazed sliding patio doors providing an outlook and access onto the rear garden.

KITCHEN 8'5" x 8'5" incl kitchen units (2.57 x 2.57 incl kitchen units)
Range of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Space and plumbing for a slimline dishwasher. Built-in electric oven and grill. Double-glazed window to the front elevation.

UTILITY 7'3" x 5'6" (2.22 x 1.69)
Work surface with inset sink unit with a mixer tap. Space and plumbing for a washing machine. Suitable space for a tumble dryer. Obscured double-glazed window to the side elevation. Doorway leading to the downstairs cloakroom/wc.

DOWNSTAIRS WC 5'6" x 2'11" (1.70 x 0.89)
Fitted with a low level toilet. Obscured double-glazed window to the side elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Built-in storage cupboard over the stairs. Loft hatch.

BEDROOM ONE 16'9" x 8'5" (5.13 x 2.59)
2 double-glazed windows to the front elevation.

BEDROOM TWO 9'6" x 9'2" (2.91 x 2.81)
Double-glazed window to the rear elevation

BEDROOM THREE 9'10" x 7'0" (3.01 x 2.14)
Double-glazed window to the rear elevation.

SHOWER ROOM 6'4" x 6'3" (1.94 x 1.92)
White modern suite comprising a Quadrant-style corner shower with sliding shower screen doors and a shower unit with a spray attachment, low level toilet with a boxed-in cistern and a sink unit with a vanity area and a cupboard beneath. Vertical towel rail/radiator. Fully-tiled walls. Obscured double-glazed window to the side elevation.

OUTSIDE
To the front of the property is a drive providing off-road parking and access to the garage. Adjacent to this is an open-plan lawned area of garden and a pathway leads to front entrance. There is side access leading through to the rear garden, which is enclosed by a combination of brick-walling, hedging and fencing. The rear garden is level and mainly laid to lawn together with a border planted with mature shrubs and hedging. There is paved area in the far right-hand corner of the garden and a timber shed is located in the opposite corner.

GARAGE 15'11" x 8'1" (4.87 x 2.47)
Up-&-over door to the front elevation. Gas boiler. Gas meter. Consumer unit. Power and lighting.

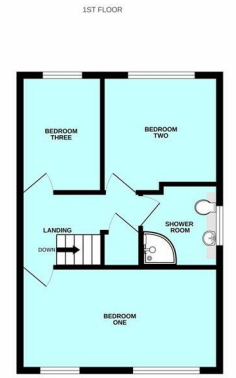
COUNCIL TAX
Plymouth City Council
Council tax band C

Area Map

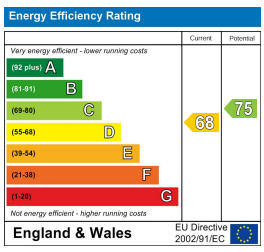


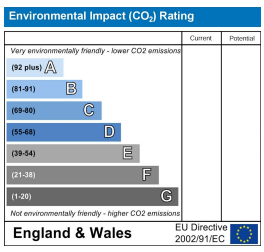
Floor Plans





Energy Efficiency Graph





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