Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



25 Russet Wood

Ernesettle, Plymouth, PL5 2QN

£260,000

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Superbly-positioned end-terraced modern house set within a lovely plot with a generous rear garden backing onto woodland. Other features includes a driveway & a garden to the front. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, uPVc double-glazed conservatory, 3 bedrooms and a bathroom. The property has gas central heating and double-glazing.







RUSSET WOOD, PLYMOUTH, PL5 2QN

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL
Doorway opening into the lounge. Staircase ascending to the first floor.

LOUNGE 11'8 x 14'6 (3.56m x 4.42m)
Window to the front elevation. Open-plan area beneath the stairs. Double doors opening into the dining room.

DINING ROOM 10'1 x 6' (3.07m x 1.83m)
Archway through to the kitchen. Sliding double-glazed doors opening into the conservatory.

KITCHEN 10' x 6' (3.05m x 1.83m)
Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in double oven and grill. Separate hob. Space for fridge-freezer. Space for washing machine. Wall-mounted gas boiler. Inset ceiling spotlights. Window to the rear elevation overlooking the garden.

CONSERVATORY 11'5 x 8'1 (3.48m x 2.46m)
Constructed in uPVC double-glazing. Double-glazed roof. French doors leading to outside. Lovely views over the garden.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch. Cupboard with shelving and hanging rails.

BEDROOM ONE 15' to wardrobe rear x 8'8 (4.57m to wardrobe rear x 2.64m)
Window to the front elevation. Built-in wardrobe with sliding doors. Additional over-stairs cupboard with hanging rail.

BEDROOM TWO 9'1 x 7'4 (2.77m x 2.24m)
Window to the rear elevation with lovely views over the garden towards woodland.

BEDROOM THREE 7'8 x 7'3 (2.34m x 2.21m)
Window to the rear elevation with lovely views over the garden towards woodland.

BATHROOM 6'5 x 5'6 (1.96m x 1.68m)
Comprising a bath with a shower system over, tiled area surround and a shower rail and curtain, wall-mounted basin and wc. Mirrored cabinet. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

OUTSIDE
To the front, the garden is laid lawn with bordering shrub and flower beds. A driveway runs alongside the property, providing off-road parking. A timber gateway provides access around the side of the house to the rear garden. The rear garden has areas laid to lawn, chippings, paving and decking together with mature planting. The garden backs onto woodland and has a timber shed and an outside tap.

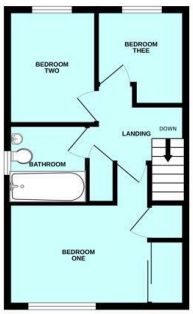
COUNCIL TAX
Plymouth City Council
Council tax band C

Area Map

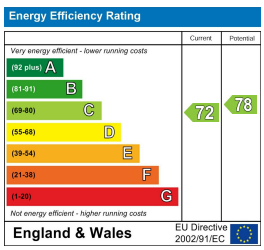


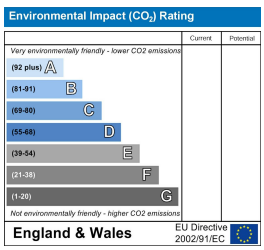
Floor Plans





Energy Efficiency Graph





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