



## 11 Ashbrook Street

Saltram Meadow, Plymouth, PL9 7FH

**£315,000**



Superbly-presented 3-storey townhouse situated in this very popular position. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, dual aspect lounge opening onto the garden plus a dual aspect kitchen/dining room. The first and second floor landings are both dual aspect and extremely spacious. There are 4 bedrooms together with a family bathroom and an ensuite shower room to bedroom one. Enclosed rear garden. Garage & driveway. Double-glazing & central heating.



## ASHBROOK STREET, SALTRAM MEADOW, PL9 7FH

### ACCOMMODATION

Front door opening into the entrance hall.

#### ENTRANCE HALL 11'2 x 7'2 (3.40m x 2.18m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

#### LOUNGE 16'2 x 9'7 (4.93m x 2.92m)

Hard wood flooring. Window with a fitted blind to the front elevation. French doors to the rear overlooking and opening onto the garden.

#### KITCHEN/DINING ROOM 16'2 x 8'2 (4.93m x 2.49m)

A superbly-fitted kitchen with a comprehensive range of base and wall-mounted cabinets with gloss fascias, matching work surfaces and splash-backs. Inset single drainer sink unit with a mixer tap. Inset AEG induction hob with a cooker hood above. Built-in AEG double oven and grill. Integral fridge, freezer and dishwasher. Ample space for dining table and chairs. Concealed LED feature lighting. Window to the rear overlooking the garden. Window with a fitted blind to the front elevation.

#### DOWNSTAIRS WC/UTILITY 7'1 x 4'9 (2.16m x 1.45m)

Space for tumble dryer and washing machine beneath the work surface. Fitted with a wc and a circular basin set onto a cabinet. Obscured window to the rear elevation.

#### FIRST FLOOR LANDING 16'2 x 7'1 (4.93m x 2.16m)

Providing a spacious approach to the first floor accommodation. Dual aspect with an obscured window to the rear and a window to the front elevation. Staircase continuing to the top floor.

#### BEDROOM ONE 11'9 x 9'8 (3.58m x 2.95m)

Full-height window with a Juliette balcony to the front elevation. Doorway opening into the shower room.

#### ENSUITE SHOWER ROOM 9'6 x 5'2 (2.90m x 1.57m)

Comprising an enclosed shower with waterproof panelling and a built-in shower system, wc and pedestal basin. Bathroom cabinet. Obscured window to the rear elevation.

#### BEDROOM TWO 16'2 x 8'4 (4.93m x 2.54m)

Full-height window with a Juliette balcony to the front elevation. Window to the rear elevation. This room is currently used as an office/dressing room.

#### TOP FLOOR LANDING 16'2 x 7' (4.93m x 2.13m)

Doors providing access to the top floor accommodation. Dual aspect with windows to the front and rear elevations. Loft hatch. Recessed cupboard with hanging rail and shelf.

#### BEDROOM THREE 16'2 x 8'6 (4.93m x 2.59m)

Windows to both the front and rear elevations.

#### BEDROOM FOUR 10' x 8'6 (3.05m x 2.59m)

Window to the front elevation.

#### FAMILY BATHROOM 9'11 max width x 7'4 (3.02m max width x 2.24m)

Comprising a bath, wc and pedestal basin with a tiled splash-back. Partly-tiled walls.

#### GARAGE 18'10 x 9'5 (5.74m x 2.87m)

Constructed beneath a pitched roof. Up-&-over style door to the front elevation. Side access door. Power.

### OUTSIDE

To the front there is an area laid to chippings enclosed by railings. A paved pathway leads to the main front door which has a covered canopy. The rear garden has been landscaped with areas laid to lawn, chippings and artificial grass. There is a timber deck plus a rubber crumb child's play area, outside power and a small pond. From the garden there is access to the garage.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

### AGENT'S NOTE

There is a management fee of approximately £186.09 per annum to cover the maintenance of the communal areas.

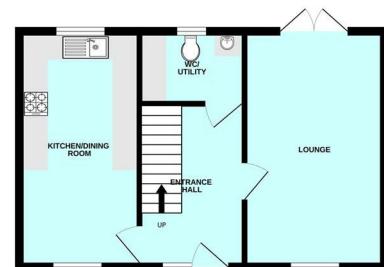
## Area Map



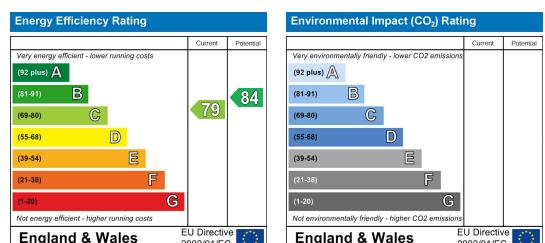
## Floor Plans



GROUND FLOOR



## Energy Efficiency Graph



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