



244 Staddiscombe Road

Staddiscombe, Plymouth, PL9 9FE

£300,000



Superbly-presented semi-detached house in a lovely position with accommodation briefly comprising an entrance hall with downstairs cloakroom/wc, fitted kitchen with double doors opening into an open-plan lounge/dining room beyond which is a conservatory leading to the garden. On the first floor there are 3 bedrooms, bathroom together with an ensuite shower room to to bedroom one. There are gardens to the front & rear & garage. Double-glazing & central heating. No onward chain.



STADDISCOMBE ROAD, STADDISCOMBE PL9 9FE

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'5 x 3'8 (3.48m x 1.12m)

Providing access to the ground floor accommodation. Staircase rising to the first floor.

OPEN-PLAN LOUNGE/DINING ROOM 16' x 13'9 (4.88m x 4.19m)

Ample space for seating and dining. Under-stairs storage cupboard. Window with a fitted blind to the rear elevation. Double-glazed doors opening into the conservatory.

CONSERVATORY 9'4 x 6'7 (2.84m x 2.01m)

Double-glazed windows to 3 sides. French doors leading to the garden. Double-glazed pitched roof.

KITCHEN 10'8 x 8'6 (3.25m x 2.59m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Built-in Bosch oven with a shelf above for a microwave. Separate hob with a stainless-steel splash-back and a cooker hood above. Space for free-standing fridge-freezer. Space for washing machine and tumble dryer. Tiled floor. Feature double doors opening into the lounge. Window with fitted blinds to the front elevation.

DOWNSTAIRS CLOAKROOM/WC 6'10 x 3'3 (2.08m x 0.99m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Wall-mounted consumer unit. Obscured window to the front elevation.

FIRST FLOOR LANDING 11'8 x 6'7 incl stairs (3.56m x 2.01m incl stairs)

Providing access to the first floor accommodation. Loft hatch. Recessed cupboard with shelving.

BEDROOM ONE 11'11 x 9'3 (3.63m x 2.82m)

Situated to the rear with a window with fitted blinds to the rear elevation. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'7 x 4'5 (2.01m x 1.35m)

Comprising an enclosed tiled shower, pedestal basin and wc. Wall-mounted mirror. Inset ceiling spotlights.

BEDROOM TWO 10' x 9'2 (3.05m x 2.79m)

Window with fitted blinds to the front elevation.

BEDROOM THREE 6'8 x 6'7 (2.03m x 2.01m)

Window with fitted blinds to the rear elevation.

FAMILY BATHROOM 6'10 x 6'6 (2.08m x 1.98m)

Comprising a bath with a tiled area surround, shower system over and a bi-folding shower screen, pedestal basin and wc. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the front elevation.

GARAGE 17' x 8'7 (5.18m x 2.62m)

Up-&-over door to the front elevation. Rear access door. Power and lighting.

OUTSIDE

The front garden has areas laid to paving together with shrub and flower beds plus areas laid to chippings. A covered canopy protects the main front entrance. Through a timber gate, a side pathway provides access to the rear garden. The rear garden, enjoys a south-easterly aspect, and has areas laid to lawn and paving. There are shrub beds and access to the rear of the garage plus a decked pathway leading to a rear access gate.

COUNCIL TAX

South Hams District Council
Council tax band C

AGENT'S NOTE

There is a management charge of c£85.96 payable every 6 months.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

