



## 13 Treloweth Close

Manadon, Plymouth, PL2 3SL

£250,000



Superb opportunity to acquire this older-style semi-detached in a lovely tucked away position in this highly popular location. The property is set within a generous plot with gardens to 3 sides together with a drive & garage. The accommodation briefly comprises an entrance hall, lounge, dining room, kitchen, rear vestibule & downstairs wc. On the first floor there are 3 bedrooms, bathroom & separate wc. The property has double-glazing, no central heating & is being sold with no onward chain.



## TRELOWETH CLOSE, PLYMOUTH, PL2 3SL

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 14'9" 8'7" into stairs (4.50m 2.62m into stairs)

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

### LOUNGE 13'5" x 10'7" (4.09m x 3.23m)

Window to the front elevation. Chimney breast with fireplace with a tiled surround and matching hearth. Picture rail. Sliding double doors opening into the dining room.

### DINING ROOM 10' x 9'10" (3.05m x 3.00m)

Window to the rear elevation overlooking the garden. Picture rail.

### KITCHEN 10'7" x 9'4" (3.23m x 2.84m)

Range of base and wall-mounted cabinets with work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space for free-standing fridge and cooker. Space and plumbing for washing machine. Original built-in larder with shelving.

### REAR VESTIBULE/DOWNSTAIRS WC

Cupboard. Doorway to outside. Doorway to the downstairs wc which is fitted with a wc and has an obscured window to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Window to the front elevation.

### BEDROOM ONE 13'5" x 10'8" (4.09m x 3.25m)

Window to the front elevation.

### BEDROOM TWO 10' x 9'9" (3.05m x 2.97m)

Window to the rear elevation.

### BEDROOM THREE 9'5" x 6'10" (2.87m x 2.08m)

Window to the rear elevation. Recessed cupboard with hanging rail and shelving.

### BATHROOM 4'11" x 5'5" (1.50m x 1.65m)

Comprising a bath and pedestal basin. Recessed airing cupboard with shelving and housing the hot water cylinder. Partly-tiled walls. Obscured window to the side elevation.

### SEPARATE WC

Fitted with a matching wc. Obscured window to the side elevation.

### GARAGE 15'10" x 8'11" (4.83m x 2.72m)

Garage door to the front elevation. Window to the rear elevation.

### OUTSIDE

Galvanised gates open onto a driveway which provides off-road parking and access to the garage. The outside space is generous with gardens to the front, side and rear elevations. To the front the garden is laid to lawn together with mature planting. There are gardens either side of the driveway. The rear garden is also mainly to lawn plus some mature planting.

### COUNCIL TAX

Plymouth City Council

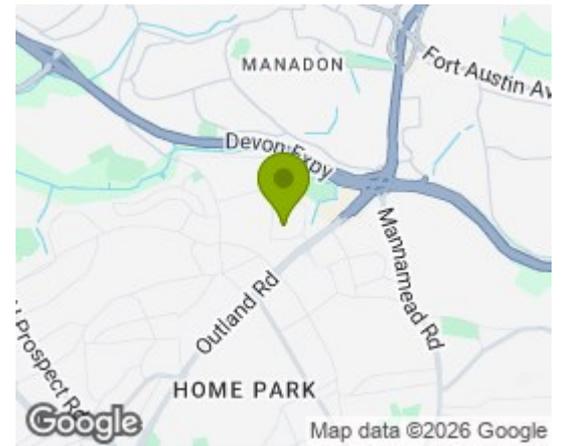
Council tax band C

### AGENT'S NOTE

The property is leasehold with 925 years remaining of a 999 year old lease.

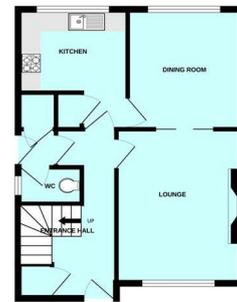
The ground rent is fixed at £9 per annum for the length of the lease. There are not any service charges.

## Area Map

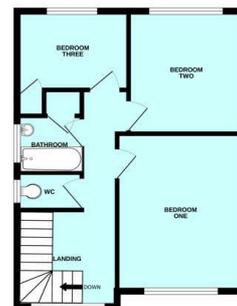


## Floor Plans

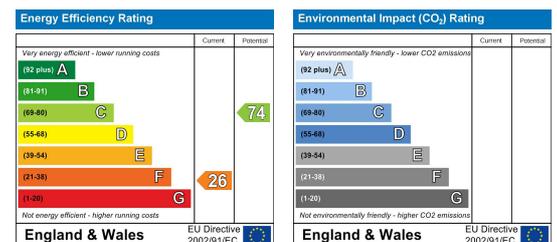
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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