



3 Shapleys Gardens

Staddiscombe, Plymouth, PL9 9TY

£247,950



Semi-detached house enjoying a south-westerly facing rear garden with accommodation comprising a hallway, open-plan 'L-shaped' lounge/dining room with an adjacent kitchen & an extended double-glazed conservatory. On the first floor there are 3 bedrooms & a bathroom. Gravel driveway providing plentiful off-road parking & parking space. South-west facing rear garden. Double-glazing & central heating. No onward chain.



SHAPLEYS GARDENS, STADDISCOMBE, PL9 9TY

ACCOMMODATION

Front door opening into the hallway.

HALLWAY

Leading into the lounge/dining room.

LOUNGE/DINING ROOM 22'10 x 14'10 at widest point (6.96m x 4.52m at widest point)

An open-plan 'L-shaped' room with a staircase ascending to the first floor. Under-stairs cupboards. Fireplace with an electric fire. Window to the front elevation. French doors to the rear opening into the conservatory. Doorway leading to the kitchen.

KITCHEN 9'5 x 6'11 (2.87m x 2.11m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven. 4-burner gas hob. Space for fridge-freezer. Space and plumbing for washing machine. Window to the rear elevation overlooking the garden.

CONSERVATORY 8'7 x 6'2 (2.62m x 1.88m)

Polycarbonate glazed roof with skylight. Tiled floor. uPVC double-glazed windows. Door to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Over-stairs boiler cupboard with slatted shelving and housing the Worcester gas boiler

BEDROOM ONE 14'10 max width to wardrobe rear x 8'2 (4.52m max width to wardrobe rear x 2.49m)

An 'L-shaped' bedroom with 2 windows with fitted blinds to the rear elevation. Built-in wardrobe and cupboards.

BEDROOM TWO 9'7 x 8'5 (2.92m x 2.57m)

Window with fitted blind to the front elevation. Built-in wardrobe and cupboards.

BEDROOM THREE 6'7 x 6'1 (2.01m x 1.85m)

Window with fitted blind to the front elevation.

BATHROOM 8'6 x 4'9 (2.59m x 1.45m)

Comprising a bath with a shower system over, wc and pedestal basin. Partly-tiled walls. Obscured window to the side elevation.

OUTSIDE

To the front a gravel driveway provides off-road parking plus there is an additional parking space. A timber gateway opens onto a side pathway leading around the side of the house to the rear garden. The rear garden enjoys a south-westerly aspect and has areas laid to grass, paving and decking. There is a timber shed.

COUNCIL TAX

Plymouth City Council
Council tax band C

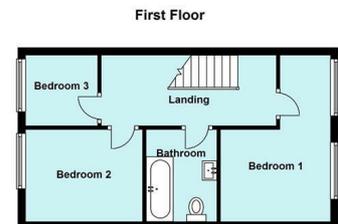
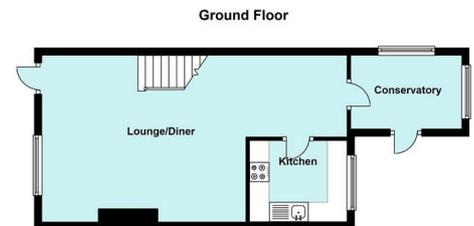
SERVICES

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

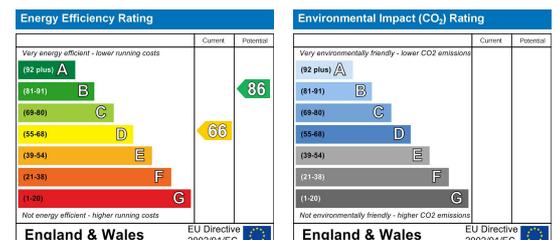
Area Map



Floor Plans



Energy Efficiency Graph



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