



18 Blackstone Close

Elburton, Plymouth, PL9 8UQ

£269,950



Superbly-situated semi-detached house in a highly popular location within Elburton, being sold with no onward chain. The property benefits from a drive and garage together with front, side & rear gardens. The accommodation briefly comprises an entrance hall, open-plan dual aspect lounge/dining room, dual aspect kitchen, 3 bedrooms, bathroom & separate wc. The property has uPVC double-glazing & gas central heating.



BLACKSTONE CLOSE, ELBURTON, PL9 8UQ

ACCOMMODATION

Obscured double-glazed front door with matching panel to side opening into the entrance hall.

ENTRANCE HALL 13'1 x 5'11 (3.99m x 1.80m)

Providing access to the ground floor accommodation. Staircase rising to the first floor. Under-stairs cupboard also housing the gas meter, electric meter and fuse box.

LOUNGE 13'1 x 10'10 (3.99m x 3.30m)

Window with fitted blinds to the front elevation. Stone-built fireplace and matching hearth.

DINING ROOM 10'10 x 9'7 (3.30m x 2.92m)

Sliding double-glazed patio doors with fitted blinds to the rear.

KITCHEN 11'2 x 7'2 (3.40m x 2.18m)

Range of base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Inset stainless-steel single drainer sink unit. Space for free-standing cooker and fridge-freezer. Space and plumbing for washing machine. Original larder cupboard fitted with shelving and housing the stopcock. Windows to 2 elevations. Obscured glazed door opening onto the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch with pull-down loft ladder. Window to the side elevation providing lovely views over Elburton towards Dartmoor.

BEDROOM ONE 12'8 x 9'9 (3.86m x 2.97m)

Window to the front elevation with views. Range of built-in wardrobes, cupboards and a dressing table. Matching bedside cabinets. Original recessed airing cupboard housing the hot water cylinder.

BEDROOM TWO 11'7 x 9'4 (3.53m x 2.84m)

Window to the rear elevation overlooking the garden. Built-in wardrobes, cupboards and a dressing table.

BEDROOM THREE 9'3 x 6'6 (2.82m x 1.98m)

Window to the front elevation with views. Over-stairs cupboard.

BATHROOM 6'2 x 4'8 (1.88m x 1.42m)

Comprising a bath with an electric shower system over and basin. Partly-tiled walls. Obscured window to the rear elevation.

SEPARATE WC

Fitted with a wc. Obscured window to the rear elevation.

GARAGE 16'4 x 9'2 (4.98m x 2.79m)

Up-&-over style door to the front elevation. Window to the side elevation.

OUTSIDE

The front garden is stocked with a variety of mature shrubs. A driveway provides access to the garage and a separate pathway leads to the main front door. There is an area of garden to the side providing access through to the rear garden. The rear garden is also stocked with a variety of mature shrubs and heathers together with areas laid to lawn. Adjacent to the rear elevation is a patio area.

COUNCIL TAX

Plymouth City Council
Council tax band C

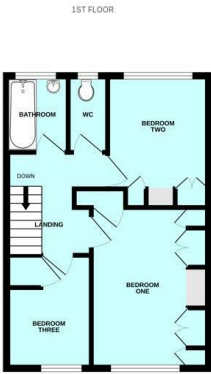
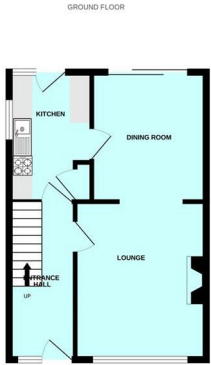
SERVICES

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

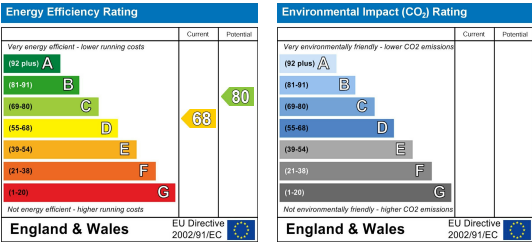
Area Map



Floor Plans



Energy Efficiency Graph



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.