



25 Perryfield Place

Saltram Meadow, Plymouth, PL9 7FT

£275,000



A nicely-positioned stone-faced semi-detached house enjoying a south-westerly facing landscaped rear garden. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, dual aspect lounge, dual aspect kitchen/dining room, first floor landing, 3 bedrooms, family bathroom & master ensuite shower room. Other features include a driveway, utilised garage, double-glazing & central heating.



PERRYFIELD PLACE, SALTRAM MEADOW, PL9 7FT

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 13'9 x 6'8 (4.19m x 2.03m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage cupboard. Built-in cupboards. Tiled floor. Part-panelling to the walls.

LOUNGE 18'6 x 9'4 (5.64m x 2.84m)

Window to the front elevation. French doors to the rear opening onto the garden. Chimney breast incorporating a recess for a TV.

DOWNSTAIRS CLOAKROOM/WC 6'8 x 4'5 (2.03m x 1.35m)

Fitted with a wc and a pedestal basin with a tiled splash-back. Tiled floor. Obscured window with a matching tiled sill to the rear elevation.

KITCHEN/DINING ROOM 18'7 x 8'3 (5.66m x 2.51m)

A dual aspect room with a window to the front elevation and French doors to the rear opening onto the garden. Ample space for dining table and chairs. Built-in cupboards and shelving. Kitchen cabinets with matching fascias, work surfaces and splash-backs. Stainless-steel single drainer sink unit. Built-in oven. 4-burner gas hob with a stainless-steel splash-back and a cooker hood above. Space and plumbing for washing machine, fridge-freezer and dishwasher. Tiled floor throughout.

FIRST FLOOR LANDING 11'11 x 6'10 incl stairs (3.63m x 2.08m incl stairs)

Providing access to the first floor accommodation. Timber panelling. Loft hatch. Over-stairs cupboard with shelving. Window to the rear elevation.

BEDROOM ONE 13'6 x 9'7 (4.11m x 2.92m)

Window to the rear elevation. Built-in wardrobes. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 8'5 x 4'9 (2.57m x 1.45m)

Comprising a double-sized shower, pedestal basin with a tiled splash-back and wc. Obscured window to the front elevation.

BEDROOM TWO 10'2 x 8'2 (3.10m x 2.49m)

Window to the front elevation.

BEDROOM THREE 8'3 x 8'1 (2.51m x 2.46m)

Window to the rear elevation.

FAMILY BATHROOM 7'10 x 6'3 (2.39m x 1.91m)

Comprising a bath with a tiled surround, mixer tap shower system over the bath and a glass shower screen, wc and pedestal basin with a splash-back. Obscured window to the front elevation.

GARAGE 18' x 8'10 (5.49m x 2.69m)

The garage has been utilised as an entertainment room with a built-in bar. Side access door.

OUTSIDE

A driveway provides off-road parking and leads to the garage. There are areas laid to paving and slate chippings. A timber gateway opens between the house and the garage and leads to the rear garden. The rear garden has been landscaped with a generous paved patio area, beyond which the garden is laid to artificial grass and an area of decking. There is access to the garage, outside light, outside tap and outside power points.

COUNCIL TAX

Plymouth City Council
Council tax band D

AGENT'S NOTE

The property is leasehold with a 999 year lease, which started in December 2015. The ground rent is approximately £150 per annum. The service charge is approximately £150 per annum.

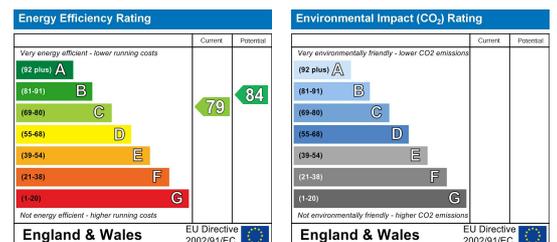
Area Map



Floor Plans



Energy Efficiency Graph



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