Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



55 Carrolls Way

Staddiscombe, Plymouth, PL9 9FJ

Price Guide £179,950

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Well-presented modern purpose-built mid-terraced coach house situated in the popular area of Staddiscombe enjoying an enviable position with far-reaching views across open farmland and surrounding countryside with Dartmoor visible in the distance. The property offers light, airy and well-maintained accommodation throughout comprising a ground floor entrance hall, fitted kitchen, spacious lounge/dining room with Juliette balcony, 2 bedrooms, ensuite shower room and bathroom. Further benefits included double-glazing and gas central heating. There is a garden to the front and a large single garage with a long private parking area.







CARROLLS WAY, STADDISCOMBE, PL9 9FJ

ACCOMMODATION
Access to the property is gained via the uPVC part double-glazed entrance door leading into the entrance hall.

GROUND FLOOR ENTRANCE HALL
Providing a useful area with plentiful wall storage for coats and general household items. Stairs rising to the first floor landing.

FIRST FLOOR LANDING
A spacious landing providing access to the accommodation. Loft hatch, providing access to the roof space. Double-glazed sash window to the rear elevation.

LOUNGE/DINING ROOM 13'8 x 14'7 (4.17m x 4.45m)
A particularly generous reception room enjoying plenty of natural light and offering ample space for both seating and dining. French doors open onto a Juliette balcony providing lovely views over the park directly opposite and far-reaching countryside beyond. Doorway leading into the kitchen.

KITCHEN 8'4 x 8'9 (2.54m x 2.67m)
Fitted with matching eye-level and base units complemented by rolled-edge laminate work surfaces and tiled splash-backs. Inset stainless-steel sink and drainer with mixer tap. Integrated induction hob with an electric oven beneath. Integrated dishwasher, washing machine and fridge-freezer. Sash window over the sink overlooking the rear aspect.

INNER PASSAGEWAY
Providing access to the bedrooms and bathroom. Linen storage cupboard.

BEDROOM ONE 14'1 x 8'3 (4.29m x 2.51m)
A good-sized double bedroom. Double-glazed sash window to the front elevation enjoying far-reaching views over the surrounding countryside. Doorway leading to the ensuite shower room.

ENSUITE SHOWER ROOM 5' x 4'5 an irregular-shaped room (1.52m x 1.35m an irregular-shaped room)
Comprising a corner shower enclosure, pedestal wash hand basin and low level wc with tiled splash-back.

BEDROOM TWO 7'8 x 8'5 (2.34m x 2.57m)
A single bedroom with a double-glazed sash window to the front elevation enjoying attractive countryside views.

BATHROOM 9'4 x 5'1 (2.84m x 1.55m)
Fitted with a white suite comprising a panel bath with mixer tap and shower over, pedestal wash hand basin and low level wc. Wall-mounted radiator. Obscured double-glazed sash window to the rear elevation.

GARAGE 12'73 x 20' (3.66m x 6.10m)
Situated beneath the property is a large single garage with power and lighting. Obscured glazed window to the front elevation.

OUTSIDE
A long private parking area provides ample off-road parking. The property also benefits from a small front garden.

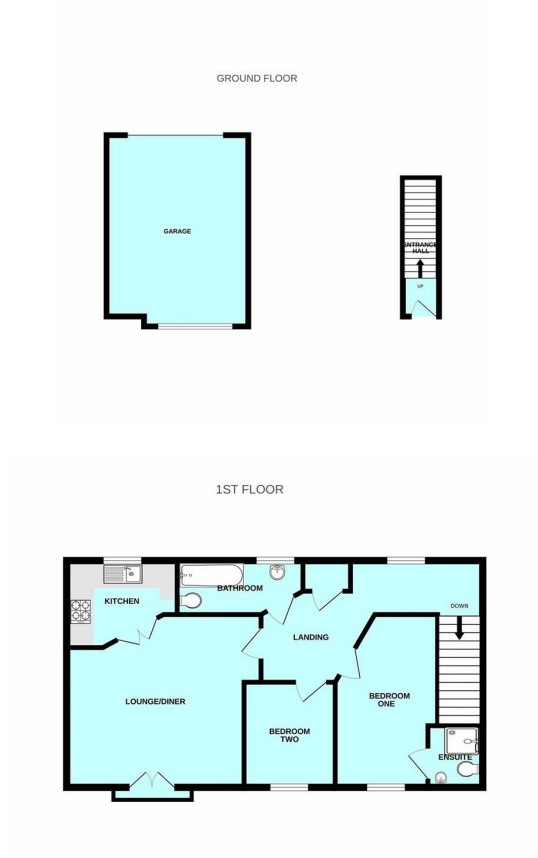
COUNCIL TAX
South Hams District Council
Council tax band B

AGENT'S NOTE
There is an annual service charge of approximately £190 towards the maintenance of communal areas.

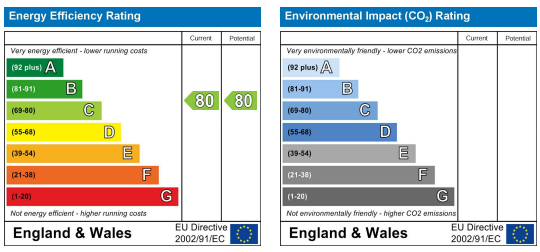
Area Map



Floor Plans



Energy Efficiency Graph



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2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk