



## 25 Long Park Close

Plymstock, Plymouth, PL9 9JQ

£225,000



Superbly-positioned semi-detached house occupying a plot which provides fantastic far-reaching views over Plymouth. The accommodation briefly comprises an entrance hall, lounge, kitchen/dining room, 3 bedrooms, bathroom & separate wc. Front & rear gardens with the rear enjoying a southerly aspect. Garage situated in a nearby bloc. Double-glazing & central heating. Vacant possession with no onward chain.



## LONG PARK CLOSE, PLYMSTOCK, PL9 9JQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 13'9 x 5'10 (4.19m x 1.78m)

Providing access to the ground floor accommodation. Parquet flooring. Feature screen-block panel to the front. Staircase rising to the first floor accommodation. Under-stairs cupboard housing the gas meter and consumer unit.

### LOUNGE 13'6 x 10'8 (4.11m x 3.25m)

Window to the front elevation with views. Open-plan access into the kitchen/dining room.

### KITCHEN/DINING ROOM 17'1 x 9'8 (5.21m x 2.95m)

Ample space for dining table and chairs. Sliding patio doors to the rear overlooking the garden. The kitchen area is dual aspect with a window to the side elevation and a partly-glazed door to the rear leading to outside. Range of base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Cooker, inset hob, washing machine, fridge and tumble-dryer included (all free-standing appliances condition and functionality unknown).

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation. Recessed cupboard with slatted shelving.

### BEDROOM ONE 12'3 x 10' (3.73m x 3.05m)

Window to the front elevation with fabulous views. Recessed wardrobe with hanging rail and cupboard above.

### BEDROOM TWO 8'11 x 8'11 (2.72m x 2.72m)

Window to the rear elevation with views over the garden and towards woodland. Recessed wardrobe with hanging rail and shelving. Additional storage cupboard above.

### BEDROOM THREE 9' x 6'9 (2.74m x 2.06m)

Window to the front elevation with lovely views. Wardrobe with hanging rail and shelf above.

### BATHROOM 5'6 x 4'10 (1.68m x 1.47m)

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

### SEPARATE WC

Fitted with a wc. Wall-mounted Vaillant gas boiler. Obscured window to the side elevation.

### GARAGE 16'5 x 7'10 (5.00m x 2.39m)

Situated in a nearby bloc. Up-&-over door to the front elevation.

### OUTSIDE

The front garden is laid to lawn with bordering shrubs and a pathway leads to the main front entrance. The rear garden is laid to both lawn and patio together with shrubs, greenhouse, storage shed and a brick-built barbecue.

### COUNCIL TAX

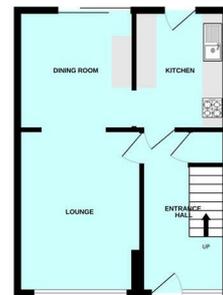
Plymouth City Council  
Council tax band C

## Area Map

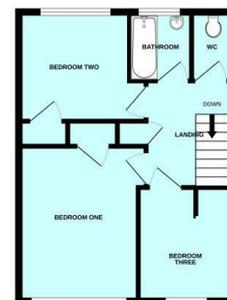


## Floor Plans

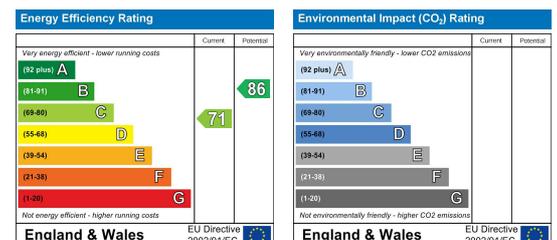
GROUND FLOOR



1ST FLOOR



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.