



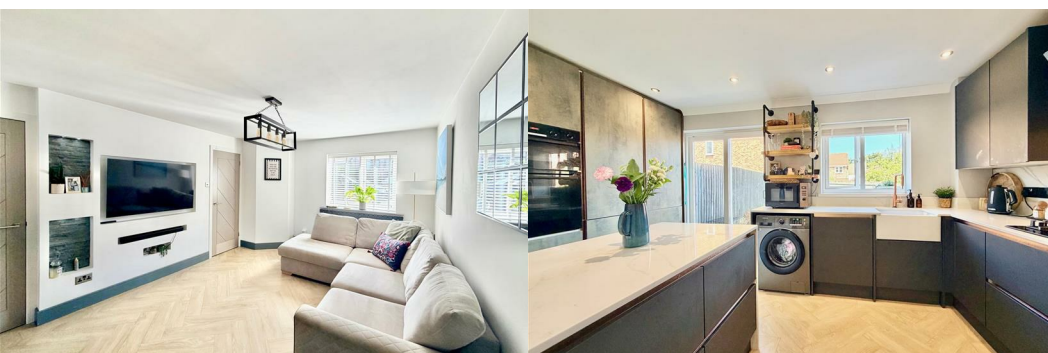
## 8 Swallows End

Plymstock, Plymouth, PL9 7DZ

£325,000



An incredibly-presented, beautifully-fitted modern 3-bedroom link detached house situated in this highly regarded location close to central Plymstock. To the rear, there is a westerly-facing landscaped garden. There is also a brick-paved driveway and garage. The accommodation comprises an entrance hall with downstairs cloakroom/wc, lounge and kitchen/dining room. The kitchen is superbly-fitted and there is fitted flooring throughout the ground floor. On the first floor a landing provides access to the 3 bedrooms, bathroom and ensuite shower room. The bathrooms have recently been fitted by Studio One to an exceptional standard. The property has double-glazing and central heating. Viewing highly recommended.



## SWALLOWS END, PLYMSTOCK, PL9 7DZ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 10'1" x 3'4" (3.07m x 1.02m)

Providing access to the ground floor accommodation. Coat hooks. Contemporary vertical-style radiator. Inset ceiling spotlights. Staircase ascending to the first floor. Window with a fitted blind to the side elevation.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a pedestal basin. Chrome towel rail/radiator. Consumer unit. Tiled floor. Partly-tiled walls. Obscured window to the front elevation.

### LOUNGE 15'6" x 11'1" (4.72m x 3.38m)

Window with fitted blind to the front elevation. Storage cupboard. Fitted flooring. Doorway opening into the kitchen/dining room.

### KITCHEN/DINING ROOM 14'6" x 8'8" (4.42m x 2.64m)

Running the full-width of the property. Beautifully-fitted with matching base and wall-mounted cabinets with polished stone work surfaces. Island. Breakfast bar. Porcelain Belfast-style sink with a work-top mounted mixer tap. 4-burner gas hob with a cooker hood above. Built-in oven and grill. Integral fridge and freezer. Space and plumbing for washing machine. Integral dishwasher. Contemporary vertical-style radiator. Fitted flooring. Inset ceiling spotlights. Window to the rear elevation overlooking the garden. Sliding double-glazed doors leading to outside.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Over-stairs cupboard housing the gas boiler.

### BEDROOM ONE 14'10" x 8'7" wall-to-wall (4.52m x 2.62m wall-to-wall)

Range of built-in wardrobes. Window with fitted blind to the front elevation. Fitted flooring. Obscured glazed door opening into the wet room-style ensuite shower room.

### ENSUITE SHOWER ROOM 6'3" x 3'4" (1.91m x 1.02m)

A wet room-style shower room, which is fully tiled and comprises a shower, with a fitted shower system with an additional rinsing attachment, basin set onto a plinth with a wall-mounted tap. Towel rail/radiator. Recess with mirror. Inset ceiling spotlights. Obscured window to the front elevation.

### BEDROOM TWO 10'6" x 8' (3.20m x 2.44m)

Window to the rear elevation.

### BEDROOM THREE 8'10" into alcove x 6'5" (2.69m into alcove x 1.96m)

Window with a fitted blind to the rear elevation.

### FAMILY BATHROOM 7'8" x 4'9" (2.34m x 1.45m)

Comprising a bath with a shower system over featuring an additional rinsing attachment and wall-mounted controls, wc with a concealed cistern and a push-button flush and basin with a wall-mounted tap set onto a cabinet with storage. Recess with mirror with lighting above. Wall-mounted towel rail/radiator. Tiled floor. Fully-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

### GARAGE 16'11" x 8'6" (5.16m x 2.59m)

Up-&-over door to the front elevation. Shelving for storage. Power and lighting. Rear access door.

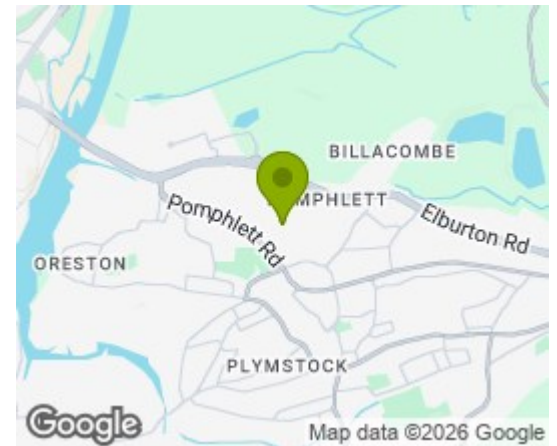
### OUTSIDE

To the front, there is brick-paved frontage and driveway providing off-road parking. A covered canopy protects the main front entrance. The rear garden, enjoys a westerly aspect, and has been landscaped with tiled patio areas and an inset lawn. Access to the rear of the garage. Outside tap.

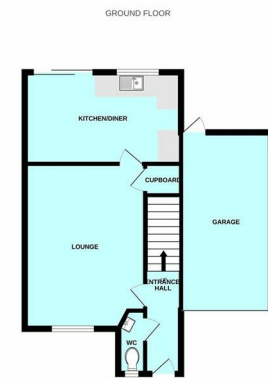
### COUNCIL TAX

Plymouth City Council  
Council tax band D

## Area Map



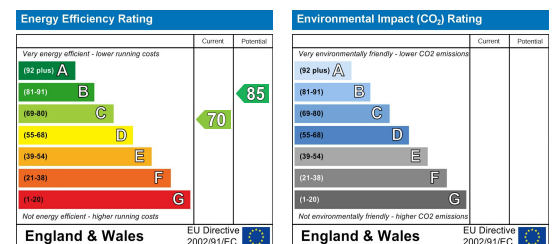
## Floor Plans



FIRST FLOOR



## Energy Efficiency Graph



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