



## 12 Hosford Close

Staddiscombe, Plymouth, PL9 9UW

£169,950



A nicely-situated corner house being sold with no onward chain in this highly popular cul-de-sac in Staddiscombe. The accommodation briefly comprises an entrance hall, fitted kitchen, lounge, 2 bedrooms and a bathroom. There are 2 parking spaces and a front garden. Double-glazing & central heating.



## HOSFORD CLOSE, STADDISCOMBE, PLYMOUTH PL9 9UW

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 6'1" x 2'9" (1.87 x 0.86)

Providing access to the accommodation. Recessed cupboard housing the gas meter, electric meter and consumer unit. Further recessed cupboard for storage.

### KITCHEN 9'8" x 5'7" (2.95 x 1.71)

Fitted with a range of base and wall-mounted cabinets with matching fascias, hard wood work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. 4-burner gas hob with a cooker hood above. Built-in oven. Integral fridge and freezer. Space and plumbing for washing machine. Window to the front elevation.

### LOUNGE 15'4" x 11'9" at widest points (4.68 x 3.59 at widest points)

Bay window with a fitted blind to the front elevation. Chimney breast. Staircase ascending to the first floor.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 10'7" x 10'5" at widest points (3.23 x 3.18 at widest points)

Window to the front elevation. Over-stairs cupboard with a slatted shelf and housing the gas boiler.

### BEDROOM TWO 6'9" x 7'5" excl door recess (2.07 x 2.27 excl door recess)

2 windows to the front elevation.

### BATHROOM 6'0" x 5'6" (1.85 x 1.70)

Comprising a bath with a Mira shower system over, tiled area surround and a glass shower screen, wc with a push-button flush and basin with storage beneath. Wall-mounted mirror. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

### OUTSIDE

2 parking spaces to the front. The front garden is laid to chippings together with some raised flower beds.

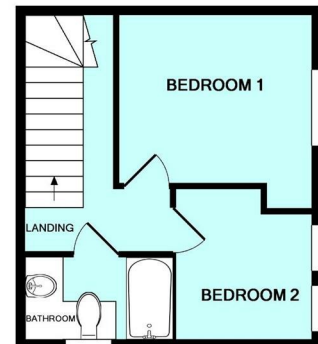
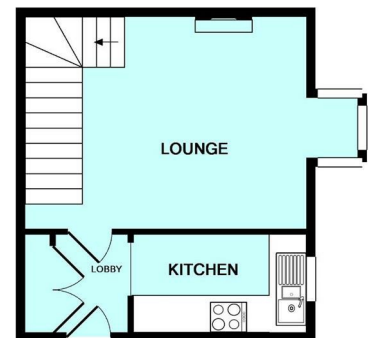
### COUNCIL TAX

Plymouth City Council  
Council tax band B

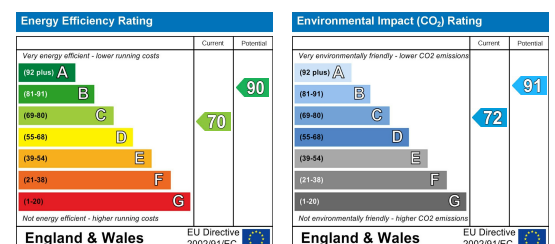
### Area Map



### Floor Plans



### Energy Efficiency Graph



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