Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

28 Perryfield Place

Saltram Meadow, Plymouth, PL9 7FT

£280,000

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Very pleasant good-sized 3-bedroom semi-detached family home located in the popular Saltram Meadow development. The accommodation comprises an entrance hall, downstairs cloakroom/wc, lounge, kitchen/dining room, 3 bedrooms, master ensuite shower and family bathroom. Rear enclosed lawn garden, garage & driveway. Double-glazing & central heating.

PERRYFIELD PLACE, SALTRAM MEADOW, PL9 7TF

ACCOMMODATION
Access to the property is gained via the part double-glazed entrance door with obscured double-glazed side panel leading into the entrance hall.

ENTRANCE HALL 13'9" x 6'8" (4.20 x 2.04)
Providing access to the accommodation. Stairs rising to the first floor accommodation.

DOWNSTAIRS CLOAKROOM/WC 6'8" x 4'5" (2.04 x 1.37)
Fitted with a pedestal wash basin and low level toilet. Obscured double-glazed window to the rear elevation.

LOUNGE 18'6" x 9'6" (5.66 x 2.91)
A dual aspect main reception room with a double-glazed window to the front elevation and French-style double doors leading out onto the rear deck.

KITCHEN/DINING ROOM 18'7" x 8'2" (5.67 x 2.50)
A triple aspect room with double-glazed windows to the front and side elevations together with French-style double doors leading out onto the rear patio. Within the kitchen area there is a series of white matching eye-level and base units with grey work surfaces and matching up-stands. Built-in appliances including stainless-steel canopied extractor hood above the electric hob with an electric oven beneath. Space and plumbing for washing machine. Space for fridge-freezer. Additional plumbing for a dishwasher. Cupboard concealing the gas boiler.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch. Double-glazed window to the rear elevation.

BEDROOM ONE 13'3" x 9'7" (4.05 x 2.93)
Double-glazed window to the rear elevation. Range of fitted bedroom furniture including wardrobes, bedside units and over-head storage cupboards. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 8'5" x 4'11" (2.59 x 1.50)
Comprising a corner shower cubicle with tiled area surround, shower unit with spray attachment, pedestal wash basin and a low level toilet. Obscured double-glazed window to the front elevation.

BEDROOM TWO 10'0" x 8'0" (3.05 x 2.44)
A dual aspect room with double-glazed windows to the front and side elevations.

BEDROOM THREE 8'2" x 7'11" (2.50 x 2.42)
Double-glazed window to the rear elevation.

BATHROOM 7'11" x 6'3" (2.42 x 1.92)
White modern suite comprising a panel bath with a tiled area surround, pedestal wash basin and wc. Obscured double-glazed window to the front elevation.

GARAGE
Up-&-over door to the front elevation. Driveway providing access.

OUTSIDE
There is an open gravelled area to the front of the property. To the rear there is a fenced and walled enclosed garden with a lawned central area, patio sitting area and decked area adjacent to the rear of the property. A pathway leads down to the single garage.

COUNCIL TAX
Plymouth City Council
Council tax band D

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

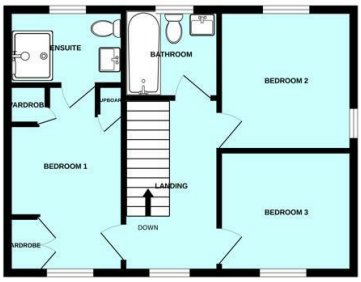
AGENT'S NOTE
The property is leasehold with 989 years remaining of a 999 year lease. The annual ground rent/service charge is £179.

Area Map

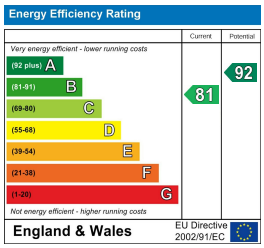
Floor Plans

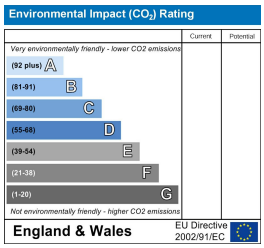
GROUND FLOOR

1ST FLOOR



Energy Efficiency Graph





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