



58 Reddicliff Road

Plymstock, Plymouth, PL9 9NF

£397,500



Superbly-positioned linked house occupying a generous plot with a south-west facing terrace providing fantastic views & views over Plymstock towards Dartmoor. The accommodation briefly comprises an entrance porch & hallway, lounge, dining room, fitted kitchen, downstairs cloakroom/wc, 4 bedrooms, 3 on the first floor and one on the ground floor, plus a family bathroom. Integral double garage & driveway. Double-glazing & central heating.



REDDICLIFF ROAD, PLYMSTOCK, PL9 9NF

ACCOMMODATION

ENTRANCE PORCH 4'1 x 4' (1.24m x 1.22m)

uPVC double-glazed entrance porch. Further obscured glazed door opening into the hallway.

HALL 8'7 x 7'1 (2.62m x 2.16m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

LOUNGE 19'7 x 12'5 (5.97m x 3.78m)

A generous dual aspect room with a window to the rear elevation providing fantastic views towards Dartmoor and a fully-glazed door opening onto the paved terrace with fantastic views and a westerly aspect. Archway intercommunicating with the dining room.

DINING ROOM 15'7 x 9'3 (4.75m x 2.82m)

Window to the rear elevation with lovely views.

KITCHEN 11' x 10'3 (3.35m x 3.12m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Space for a Rangemaster-style oven. Space for fridge-freezer. Additional appliance space beneath the work surface. Space and plumbing for dishwasher. Window to the side elevation. Partly-glazed door opening onto the terrace with fabulous views.

BEDROOM FOUR 12'8 x 8'9 (3.86m x 2.67m)

Window to the front elevation. Under-stairs cupboard.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and basin with a tiled surround. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Integral access to the double garage.

BEDROOM ONE 12'4 x 8'10 (3.76m x 2.69m)

Situated to the rear of the property. Recessed wardrobe with sliding mirrored doors. Window to the rear elevation with fantastic panoramic views.

BEDROOM TWO 8'11 x 7'7 (2.72m x 2.31m)

Window to the front elevation. Over-stairs storage cupboard with slatted shelving. Recessed wardrobe with hanging rail and shelving.

BEDROOM THREE 9'1 x 6'9 (2.77m x 2.06m)

Window to the side elevation with lovely views. Recessed wardrobe.

BATHROOM 6'2 x 5'6 (1.88m x 1.68m)

Comprising a bath with a mixer tap shower system over and a rail and curtain, wc and pedestal basin. Fully-tiled walls. Obscured window to the side elevation.

DOUBLE GARAGE 20'8 x 15'9 (6.30m x 4.80m)

Remotely operated door to the front elevation. Integral access to the property. Window to the rear elevation. Consumer unit. Electric and gas meters. Power and lighting. Wall-mounted Worcester gas boiler.

OUTSIDE

A driveway precedes the garage and provides off-road parking. There are generous gardens to the side and rear elevations. The garden to the side has areas laid to lawn plus a paved terrace and bordering shrubs. Steps from the terrace lead down to the rear garden, which is laid to lawn and features a mature apple tree.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

