Julian Marks | PEOPLE, PASSION AND SERVICE



3 Shapleys Gardens

Staddiscombe, Plymouth, PL9 9TY

£247,950









Semi-detached house enjoying a south-westerly facing rear garden with accommodation comprising a hallway, openplan 'L-shaped' lounge/dining room with an adjacent kitchen & an extended double-glazed conservatory. On the first floor there are 3 bedrooms & a bathroom. Gravel driveway providing plentiful off-road parking & parking space. Southwest facing rear garden. Double-glazing & central heating. No onward chain.



SHAPLEYS GARDENS, STADDISCOMBE, PL9 9TY

ACCOMMODATION

Front door opening into the hallway.

HALLWAY

Leading into the lounge/dining room.

LOUNGE/DINING ROOM 22'10 x 14'10 at widest point (6.96m x 4.52m at widest point)

An open-plan 'L-shaped' room with a staircase ascending to the first floor. Under-stairs cupboards. Fireplace with an electric fire. Window to the front elevation. French doors to the rear opening into the conservatory. Doorway leading to the kitchen.

KITCHEN 9'5 x 6'11 (2.87m x 2.11m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven. 4-burner gas hob. Space for fridge-freezer. Space and plumbing for washing machine. Window to the rear elevation overlooking the garden.

CONSERVATORY 8'7 x 6'2 (2.62m x 1.88m)

Polycarbonate glazed roof with skylight. Tiled floor. uPVC double-glazed windows. Door to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Overstairs boiler cupboard with slatted shelving and housing the Worcester gas boiler

BEDROOM ONE 14'10 max width to wardrobe rear x 8'2 (4.52m max width to wardrobe rear x 2.49m)

An 'L-shaped' bedroom with 2 windows with fitted blinds to the rear elevation. Built-in wardrobe and cupboards.

BEDROOM TWO 9'7 x 8'5 (2.92m x 2.57m)

Window with fitted blind to the front elevation. Built-in wardrobe and cupboards.

BEDROOM THREE 6'7 x 6'1 (2.01m x 1.85m)

Window with fitted blind to the front elevation.

BATHROOM 8'6 x 4'9 (2.59m x 1.45m)

Comprising a bath with a shower system over, wc and pedestal basin. Partly-tiled walls. Obscured window to the side elevation.

OUTSIDE

To the front a gravel driveway provides off-road parking plus there is an additional parking space. A timber gateway opens onto a side pathway leading around the side of the house to the rear garden. The rear garden enjoys a south-westerly aspect and has areas laid to grass, paving and decking. There is a timber shed.

COUNCIL TAX

Plymouth City Council Council tax band C

SERVICES

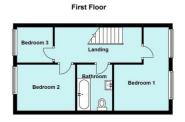
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

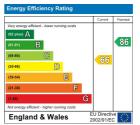


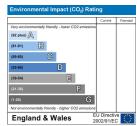
Floor Plans





Energy Efficiency Graph





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