



## 30 Crookeder Close

Staddiscombe, Plymouth, PL9 9TR

**£165,000**



Superbly-presented purpose-built ground floor flat situated in a quiet tucked-away position within Staddiscombe. The accommodation briefly comprises an entrance porch leading to a dual aspect lounge area which in turn leads to a separate dining area opening into an inner hallway. The inner hallway provides access to the kitchen, double bedroom & bathroom. Front & rear gardens together with an outside side pathway. Allocated parking. Double-glazing & central heating.



## CROOKEDER CLOSE, STADDISCOMBE, PL9 9TR

### ACCOMMODATION

Front door opening into the entrance porch.

### ENTRANCE PORCH 4'9 x 2'8 (1.45m x 0.81m)

Fuse box. Doorway opening into the lounge.

### LOUNGE AREA 10'11 x 10'5 (3.33m x 3.18m)

A dual aspect room with windows to the front and side elevations. Laminate flooring.

### DINING AREA 8'11 x 6'4 (2.72m x 1.93m)

Storage cupboard. Laminate flooring. Doorway opening into the inner hallway.

### INNER HALLWAY 5'3 x 2'9 (1.60m x 0.84m)

Providing access to the bedroom, kitchen and bathroom. Airing cupboard housing the gas boiler and with space for the tumble dryer.

### BEDROOM 13'1 x 8'11 (3.99m x 2.72m)

Window to the rear elevation.

### KITCHEN 9'11 x 5'8 (3.02m x 1.73m)

Range of base and wall-mounted cabinets with white gloss fascias, work surface and tiled splash-back. Stainless-steel single drainer sink unit. Built-in oven. Separate hob with a cooker hood above. Space for free-standing fridge-freezer. Space and plumbing for washing machine. 2 wall-mounted shelves. Laminate flooring. Window to the rear elevation. Doorway leading to the rear garden.

### BATHROOM 6'2 x 5'6 at widest point (1.88m x 1.68m at widest point)

Comprising a bath with a shower system over with an over-head shower and an additional rinsing attachment, wc and basin with a storage cupboard beneath. Laminate flooring. Partly-panelled walls with waterproof panelling. Obscured window to the side elevation.

### OUTSIDE

To the front, the garden is laid to pebble-style chippings and shrub and flower beds. There is a a trellis archway and an outside storage cupboard. A timber gate opens onto a pathway leading around the side of the property accessing the rear garden. The front garden, pathway and rear garden are private to this property. The rear garden is laid to lawn together with a rockery area stocked with a variety of shrubs. Alongside the pathway is a covered area providing storage for garden pots, tools etc. Outside tap.

### COUNCIL TAX

Plymouth City Council

Council tax band A

### SERVICES

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

### AGENT'S NOTE

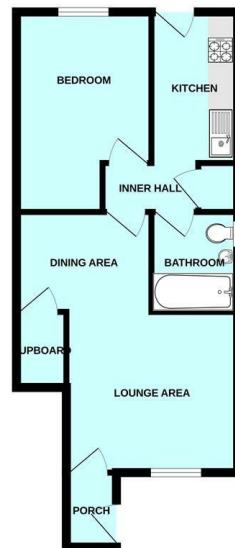
The property is leasehold. The length of lease is 999 years starting from January 1980. There are no service charges or ground rent.

### Area Map



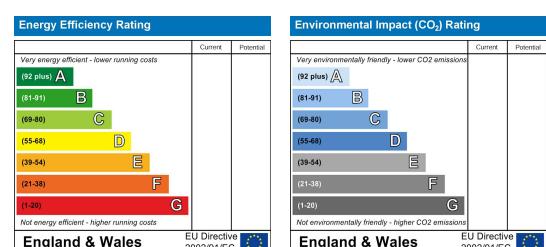
### Floor Plans

GROUND FLOOR



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### Energy Efficiency Graph



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