Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

1 Badger View

Plymstock, Plymouth, PL9 9GD

£380,000

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A superbly presented & beautifully positioned detached house, enjoying a southerly-facing landscaped garden with woodland views. The accommodation briefly comprises of an entrance hall with a downstairs wc, superb open plan kitchen/dining room overlooking the garden & woodland, a separate lounge, 3 bedrooms, family bathroom plus a master en-suite shower room. The property has a driveway, garage, double-glazing & central heating.

BADGER VIEW, PLYMSTOCK, PLYMOUTH, PL9 9GD

ACCOMMODATION

ENTRANCE HALL 12'5" x 4'9" (3.78m x 1.45m)
Front door opens into the entrance hall, providing access to the ground floor accommodation. Staircase to the 1st floor with a cupboard beneath.

KITCHEN/DINER 23'9" x 8'4" (7.24m x 2.54m)
A superb open plan room, running the full width of the property with 2 windows overlooking the gardens & woodland plus French doors providing lovely views & leading to outside. Ample space for dining table & chairs, a range of base & wall-mounted cabinets with modern fascias & work surfaces. Inset stainless steel twin bowl sink with a worktop-mounted mixer tap, also featuring a boiling facility. Integral appliances include washer/dryer, dishwasher, fridge/freezer, Neff slide & hide oven, Neff microwave grill oven plus warming drawer, pull out larder cupboard, bin drawer, Neff induction hob with glass splashback & cooker hood above. Open plan access from the kitchen dining room into the lounge.

LOUNGE 14'4" x 12'4" (4.37m x 3.76m)
Window to the front elevation. Glazed door which provides access back into the entrance hall. Fireplace with fitted living flame style gas fire.

DOWNSTAIRS WC 5'10" x 4'2" (1.78m x 1.27m)
Wc. Pedestal basin with a tiled splashback. Obscured window to the front elevation. Wall-mounted coat hooks. Wall-mounted consumer unit.

FIRST FLOOR LANDING
Provides access to 1st floor accommodation. Loft access hatch. Airing cupboard housing the boiler with slated shelving above.

BEDROOM ONE 12'10" x 8' (3.91m x 2.44m)
Dual aspect. Windows to the front & side elevations. Doorway to the en-suite shower room.

EN-SUITE SHOWER ROOM 7'5" into shower x 5'3" (2.26m into shower x 1.60m)
Superbly fitted shower room with basin, storage cabinets, enclosed shower with tiled walls & bi-folding glass door & towel rail style radiator. Spotlighting.

BEDROOM TWO 12'10" x 8' (3.91m x 2.44m)
Window to the rear elevation with lovely views over the garden towards the woodland. Recess double wardrobe.

BEDROOM THREE 8'7" x 8'6" (2.62m x 2.59m)
Window to the rear elevation with views over the garden to woodland. Recess double wardrobe.

FAMILY BATHROOM 8'5" x 5'10" (2.57m x 1.78m)
Bath with shower above & glass shower screen. Pedestal basin. Wc. Part-tiled walls. Fully tiled around bath & shower. Chrome towel rail style radiator. Mirrored bathroom cabinet. Obscured window to the front elevation. Tiled floor.

GARAGE 16'5" x 8'4" (5.00m x 2.54m)
Up & over door to the front. Pitched roof with some boarding providing over-head storage. Power & lighting. Consumer unit. Electric car charger outside garage.

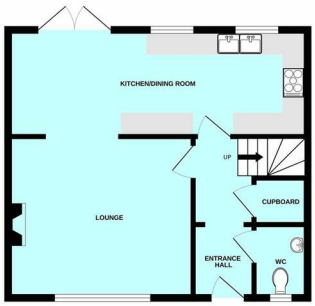
OUTSIDE
Driveway provides access to the garage, running alongside the property & providing off-road parking. Front garden has been landscaped for ease of maintenance, mainly laid to slate chippings, together with a paved pathway leading to the main front entrance which has a covered canopy & outside light. To the rear, a superbly landscaped garden, featuring a generous composite deck together with areas laid to chippings plus retained shrub & flower beds. Gateway opens onto the driveway. Fabulous views over to the woodland. Outside light & tap. Outside powerpoints.

COUNCIL TAX
Plymouth City Council
Council Tax Band: D

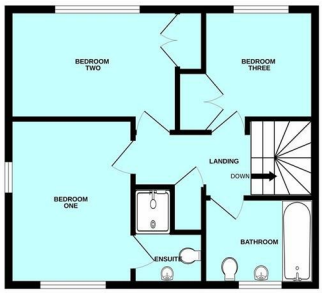
Area Map

Floor Plans

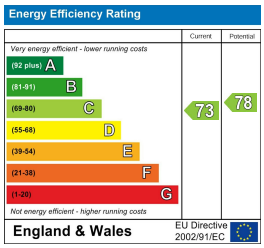
GROUND FLOOR

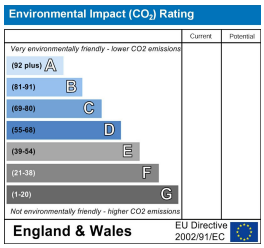


1ST FLOOR



Energy Efficiency Graph





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