Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

6 Church Way

Yealmpton, Plymouth, PL8 2LA

£245,000

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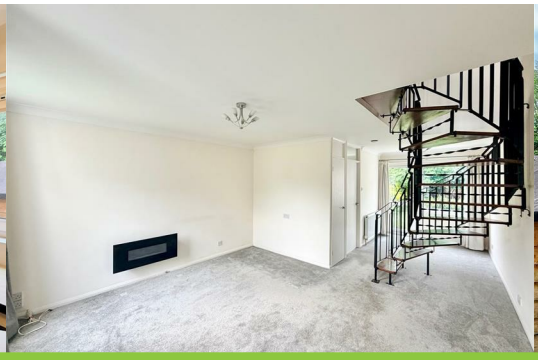
Being sold with no onward chain is this delightful mid-terraced property located in Yealmpton. It is located in a walkway position adjacent to the local park with convenient access to the centre of Yealmpton. The accommodation briefly comprises 3 bedrooms upstairs along with a family bathroom whilst on the ground floor there is an open-plan lounge/dining room leading to a fitted kitchen. There is a lovely enclosed garden to the rear & a garage in a nearby bloc. The property has double-glazing & gas central heating.



CHURCHWAY, YEALMPTON, PL8 2LA

ACCOMMODATION
Access to the property is gained via the part double-glazed uPVC entrance door leading into the entrance porch.

ENTRANCE PORCH
Inner door leading into the lounge/dining room.

LOUNGE/DINING ROOM 24'2" x 13'6" at widest point (7.38 x 4.14 at widest point)
A dual aspect room with 2 double-glazed windows to the front elevation, a double-glazed window to the rear and a double-glazed door leading out to the rear garden. Built-in storage cupboard. Doorway leading into the kitchen.

KITCHEN 10'6" x 5'11" (3.21 x 1.81)
Series of matching eye-level and base units. Inset one-&-a-half bowl sink unit. Electric cooker. Space for fridge-freezer. Space for washing machine. Double-glazed window to the rear elevation. Open-tread spiral staircase to the first floor.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13'7" x 7'10" (4.16 x 2.40)
Double-glazed window to the front elevation. Range of fitted wardrobes.

BEDROOM TWO 6'8" x 6'5" (2.04 x 1.97)
Double-glazed window to the rear elevation.

BEDROOM THREE 6'10" x 5'8" (2.10 x 1.73)
Double-glazed window to the rear elevation. Recessed fitted wardrobe.

BATHROOM 6'3" x 6'6" (1.93 x 1.99)
White modern suite comprising a panel bath with mixer tap, shower unit, spray attachment and shower screen, pedestal basin with a mixer tap and low level toilet. Vertical towel rail/radiator. Built-in extractor fan. Tiled floor. Fully-tiled walls.

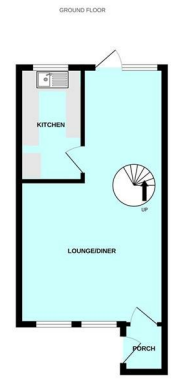
OUTSIDE
There is a well-maintained lawned and planted front garden area with a path leading to the front entrance. Adjacent to the front of the property is a storage shed housing the gas boiler. To the rear of the property, there is a private fenced enclosed garden offering a westerly aspect. The garden has been laid to lawn together with planted borders and a paved area adjacent to the rear of the property. There is a garage in an nearby bloc.

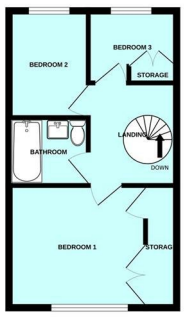
COUNCIL TAX
South Hams District Council
Council tax band C

AGENT'S NOTE
There is an annual service charge of £52.05 for maintenance of the shared areas.

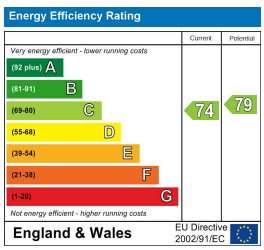
Area Map

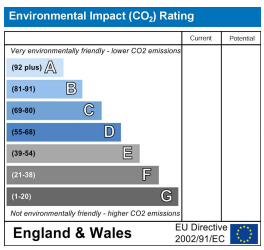
Floor Plans





Energy Efficiency Graph





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