



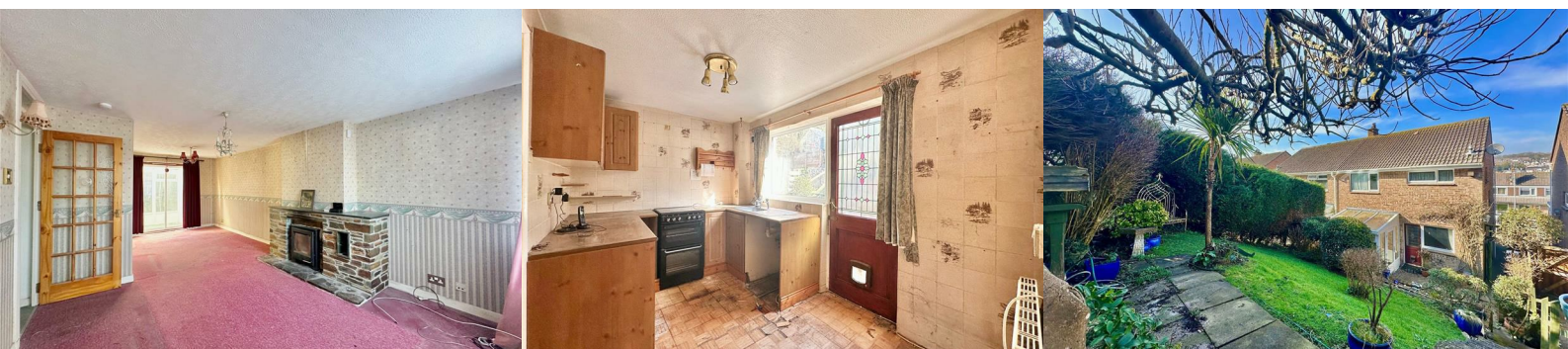
48 Blackstone Close

Plymstock, Plymouth, PL9 8UQ

£250,000



Semi-detached house situated in this desirable location within Elburton. The property is being sold with no onward chain & requires modernisation & updating. The accommodation briefly comprises an entrance porch, dual aspect lounge/dining room, conservatory, kitchen, 3 double bedrooms, bathroom & separate wc. Driveway & garage. Front & rear gardens. Double-glazing & central heating.



BLACKSTONE CLOSE, ELBURTON, PL9 8UQ

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 5'2 x 3'7 (1.57m x 1.09m)

Window to the side elevation. Further doorway opening into the lounge/dining room.

LOUNGE/DINING ROOM 22'4 x 11'10 at widest point (6.81m x 3.61m at widest point)

A dual aspect room with windows to the front elevation and sliding double-glazed patio doors opening into the conservatory. Doorway leading to the staircase ascending to the first floor. Separate door opening to the kitchen.

KITCHEN 11'2 x 10' incl under-stairs area (3.40m x 3.05m incl under-stairs area)

Base and wall-mounted cabinets. Stainless-steel single drainer sink unit. Space for appliances. Under-stairs area leading to further storage and housing the gas boiler. Window to the rear elevation. Doorway leading to outside.

CONSERVATORY 9'4 x 7'2 (2.84m x 2.18m)

Constructed in uPVC double-glazing. Doorway leading to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'10 x 9'10 to wardrobe rear (3.61m x 3.00m to wardrobe rear)

Range of built-in wardrobes, cupboards and dressing table. Window to the front elevation.

BEDROOM TWO 10'8 x 10'3 (3.25m x 3.12m)

Window to the rear elevation. Airing cupboard plumbed with a radiator and fitted with slatted shelving.

BEDROOM THREE 9'6 x 8'9 (2.90m x 2.67m)

Window to the front elevation.

BATHROOM 9'6 x 4'8 (2.90m x 1.42m)

Comprising a bath with an electric shower system over and shower rail and curtain, vanity style basin with a cabinet beneath. Windows to the rear and side elevations.

SEPARATE WC

Fitted with a wc. Obscured window to the side elevation.

GARAGE 16'8 x 8'1 (5.08m x 2.46m)

Up-&-over door to the front elevation. Side access door. Power and lighting.

OUTSIDE

A brick-paved driveway provides off-road parking and access to the garage. The garden beside the drive is laid to lawn together with shrub and flower beds. There is also an area laid to chippings. A pathway leads around the side of the house accessing the rear garden. Within the rear garden there is a brick-paved patio laid adjacent to the rear of the property beyond which, the garden is tiered and incorporates a pond, mature planting and areas laid to lawn. There is also a shed and greenhouse. The garden backs onto countryside.

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

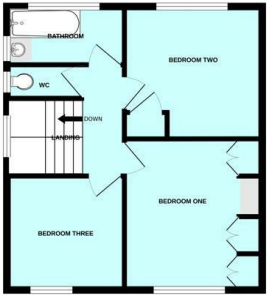


Floor Plans

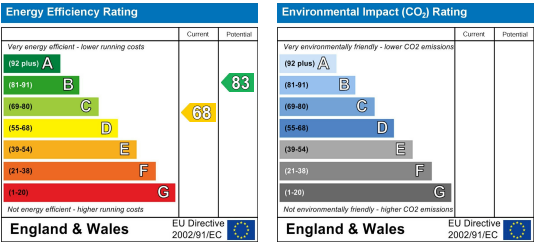
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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