Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



35 Southgate Avenue

Plymstock, Plymouth, PL9 9LW

£289,000

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Spend time in viewing this lovely semi-detached property located in a popular part of Plymstock. It is conveniently located to the local amenities and schools. There are lovely walks nearby including the local woodland located behind the property. The accommodation briefly comprises an entrance hall, modern kitchen/dining room with a number of built-in appliances and lounge on the ground floor. There are 3 good-sized bedrooms, bathroom and separate wc on the first floor. A drive extends down the side of the property accessing the garage. There are garden areas to the front and rear.







SOUTHGATE AVENUE, PLYMSTOCK, PL9 9LW

ACCOMMODATION
Access to the property is gained via the obscured double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL
Providing access to the ground floor accommodation. Stairs rising to the first floor.

LOUNGE 14'8" x 14'1" (4.49 x 4.31)
Double-glazed window to the front elevation. Laminate floor.

KITCHEN/DINING ROOM 14'7" x 8'5" (4.47 x 2.59)
A lovely modern fitted kitchen with matching eye-level and base units with complementary work surfaces. Inset ceramic one-&-a-half bowl sink unit with mixer tap. Built-in 4-ring gas hob with an extractor hood above. Electric oven. Further built-in appliances include a fridge, freezer, dishwasher and washing machine. Matching eye-level unit concealing the boiler. Vertical radiator. Laminate floor. Double-glazed window overlooking the rear garden. Double-glazed door providing access to the rear garden. Under-stairs storage cupboard with light, power, space for a tumble dryer and laminate floor.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch. Over-stairs built-in cupboard providing useful storage.

BEDROOM ONE 14'9" x 8'9" (4.50 x 2.67)
Double-glazed window to the rear overlooking the garden. Laminate floor.

BEDROOM TWO 11'1" x 5'10" (3.39 x 1.79)
Double-glazed window to the front elevation.

BEDROOM THREE 8'7" x 8'5" (2.64 x 2.58)
Double-glazed window to the front elevation.

BATHROOM 5'10" x 5'5" (1.79 x 1.67)
Comprising a shortened bath with a mixer tap, spray attachment, rainfall shower head and a shower curtain and a sink unit with a vanity cupboard beneath. Obscured double-glazed window to the side elevation.

SEPARATE WC 5'6" x 2'11" (1.69 x 0.89)
Fitted with a low level wc. Obscured double-glazed window to the side elevation.

OUTSIDE
To the front there is an artificial grass lawn with a brick-paved driveway adjacent, extending down to the single garage. To the rear, there is a paved sitting area laid adjacent to the rear of the property. Steps rise to a raised planted section of garden with a pathway extending to a middle section of garden, above which, is a top lawned area. There is a shed and access into the woodland.

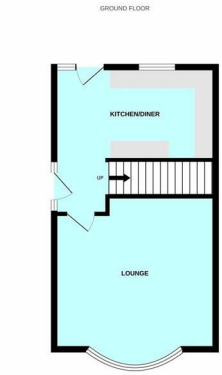
GARAGE
Up-&-over door to the front elevation. Window to the side elevation.

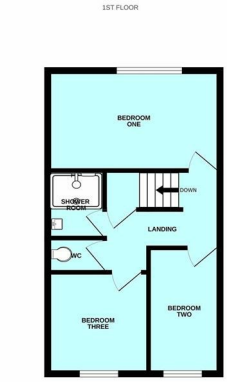
COUNCIL TAX
Plymouth City Council
Council tax band C

Area Map

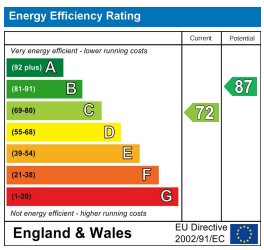


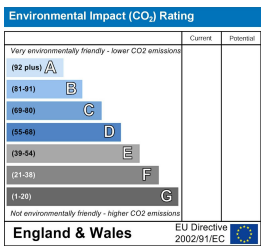
Floor Plans





Energy Efficiency Graph





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