



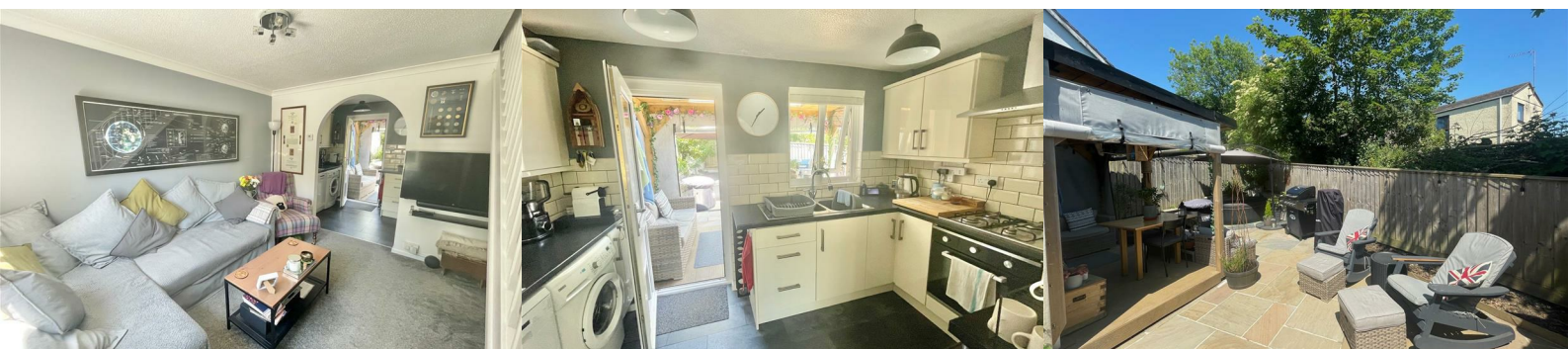
## 7 Court View

Brixton, Plymouth, PL8 2NY

£189,950



Spend time in viewing this delightful end-terraced property which enjoys very well-presented accommodation including one double bedroom and bathroom upstairs, whilst downstairs there is a living room and a modern fitted kitchen. Outside there is off-road parking for 2 vehicles as well as a lovely private low maintenance garden and seating area to the rear.



## COURT VIEW, BRIXTON, PLYMOUTH, PL8 2NY

### ACCOMMODATION

Access to the property is gained via the PVC part-glazed entrance door leading into the entrance lobby.

### ENTRANCE LOBBY

Range of coat hooks. Consumer unit. Doorway opening into the living room.

### LIVING ROOM 11'10 x 11'9 (3.61m x 3.58m)

Staircase ascending to the first floor. Double-glazed window to the front elevation. Archway leading to the kitchen.

### KITCHEN 11'8 x 6'3 (3.56m x 1.91m)

Series of contemporary-style modern eye-level and base units with blackened rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with a mixer tap. 4-burner gas hob with an electric oven beneath. Space for fridge-freezer. Space and plumbing for a slimline dishwasher. Space and plumbing for a washing machine. Double-glazed window to the rear elevation. Part double-glazed door leading out to the rear garden.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Very useful storage cupboard, which was adapted to provide storage shelving and hanging space.

### BEDROOM 10'5 x 11'8 into alcove (3.18m x 3.56m into alcove)

Double-glazed window to the front elevation. Range of fitted wardrobes and storage within the alcove.

### BATHROOM 7'11 x 5'7 (2.41m x 1.70m)

Comprising a panel bath with a shower unit with spray attachment and shower screen, pedestal wash basin and low level wc. Obscured double-glazed window to the rear elevation.

### SHED 9'9 x 9'6 (2.97m x 2.90m)

Internally-insulated detached timber building with power and lighting.

### OUTSIDE

At the front of the property there is a gravelled area, which has been adapted to create a parking space. A side gate leads through to a lovely garden area, also providing an additional parking space. There is a good-sized timber shed with power and light. The remaining garden provides a lovely private outdoor eating area including a covered sitting area.

### AGENT'S NOTE

We understand that this property is subject to the Devon Rule. Prospective purchasers must have lived or worked in Devon in the last 3 years, or for 7 of the last 20 years.

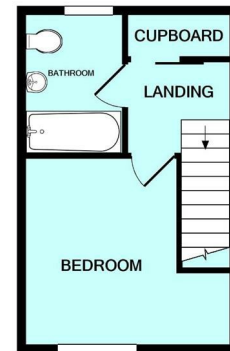
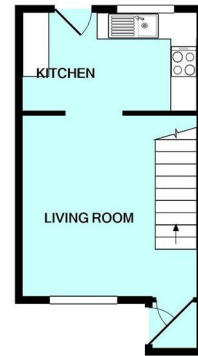
If you have any questions please contact our office on 01752 401128 or your solicitor.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

