



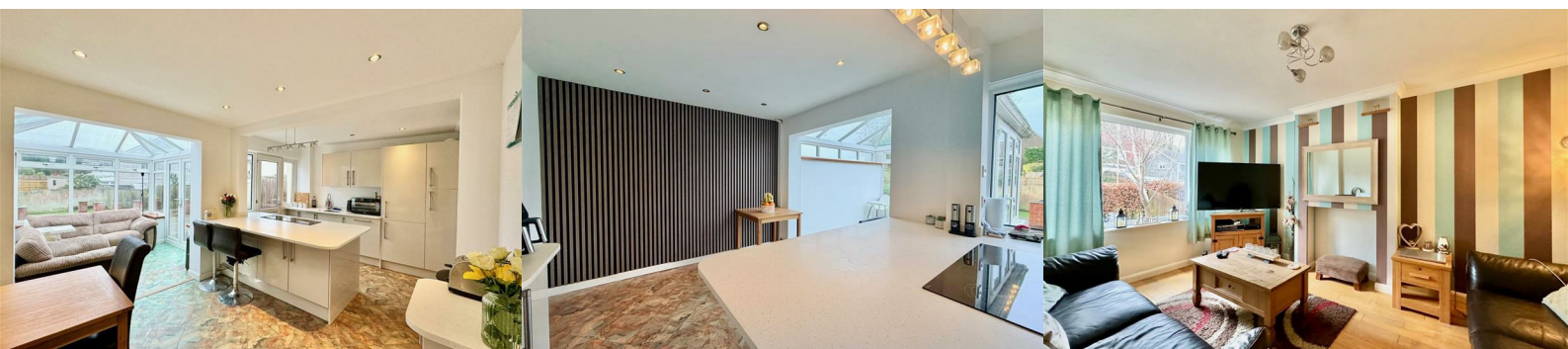
147 Holmwood Avenue

Plymstock, Plymouth, PL9 9EZ

£325,000



Extended semi-detached house in a very popular position. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge & an open-plan kitchen/dining room extending into a conservatory overlooking the garden. On the first floor there are 4 bedrooms, family bathroom & ensuite shower room & walk-in wardrobe to bedroom one. Garage & brick-paved driveway. Utility room. Garden to the rear. Double-glazing & central heating.



HOLMWOOD AVENUE, PLYMSTOCK, PL9 9EZ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 18'6 x 5'11 (5.64m x 1.80m)

Hard wood flooring. Staircase ascending to the first floor. Open-plan area beneath the stairs. Utility cupboard with plumbing for washing machine and shelving above. Further built-in storage cupboard with shelving.

DOWNSTAIRS CLOAKROOM/WC

Comprising a low level flush wc and wall-mounted basin with a tiled splash-back. Obscured window to the front elevation.

LOUNGE 14'6 x 10'7 (4.42m x 3.23m)

Hard wood flooring. Window to the front elevation.

KITCHEN/DINING ROOM 16'10 x 9'10 (5.13m x 3.00m)

An open-plan kitchen/dining room running the full-width of the property. Ample space for dining table and chairs. Modern fitted kitchen with matching fascias and work surfaces. Built-in oven. Electric hob. Inset sink. Integral fridge-freezer. Larder cupboard with pull-out shelving. Breakfast bar with cupboards beneath. Inset ceiling spotlights. In the kitchen area there are 2 windows and a door to the rear elevation. Within the dining area there is open-plan access into the conservatory.

CONSERVATORY 8'10 x 7'5 (2.69m x 2.26m)

Constructed in uPVC double-glazing. Pitched double-glazed roof. French doors providing access to outside. Views over the garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft access hatch. Recessed cupboard with slatted shelving.

BEDROOM ONE 15' x 8'1 max dimensions (4.57m x 2.46m max dimensions)

Window to the front elevation. Walk-in wardrobe with lighting and hanging rail and shelf. Inset ceiling spotlights. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 7'1 x 4'11 max dimensions (2.16m x 1.50m max dimensions)

Comprising an enclosed tiled shower with wall-mounted controls and bi-folding glass screen, basin with storage beneath and wc. Inset ceiling spotlights. Obscured window to the rear elevation.

BEDROOM TWO 13'1 x 10'1 (3.99m x 3.07m)

Window to the front elevation. Recessed wardrobe.

BEDROOM THREE 9'10 x 8'7 (3.00m x 2.62m)

Window to the rear elevation with views over the garden. Recessed wardrobe.

BEDROOM FOUR 9'4 x 6'8 max dimensions (2.84m x 2.03m max dimensions)

Window to the front elevation. Over-stairs cupboard with hanging rail and shelf.

BATHROOM 6'9 x 5'6 (2.06m x 1.68m)

Comprising a bath with a shower system over, rail and curtain, pedestal basin and wc. Obscured window to the rear elevation.

UTILITY ROOM 10'4 x 7' (3.15m x 2.13m)

Situated behind the garage and accessed externally. Double-glazed door with full-height window to the side. Power and lighting. Cupboard housing the Ideal Logic gas boiler (no plumbing for washing machine).

GARAGE 14'4 x 8'3 (4.37m x 2.51m)

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

OUTSIDE

A brick-paved driveway leads to the garage and extends across the front elevation together with shrub and flower beds. Outside lighting. The rear garden has a generous patio area beyond which is an area laid to artificial grass.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

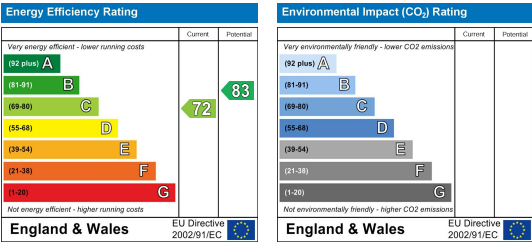
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.