



6 Longfield Villas

Honcray, Plymouth, PL9 7RR

£369,950



A wonderful older-style semi-detached family home located in a very popular part of Plymstock. The accommodation is generous in size and includes 3 double bedrooms, 4-piece modern bathroom along with an entrance porch and hall, feature lounge, good-sized kitchen/dining room with an number of built-in appliances and the bonus of a family area and a downstairs cloakroom/wc. There is a lovely mature attractive garden with a west-facing aspect to the rear, off-road parking for a number of vehicles and a single garage.



LONGFIELD VILLAS, HONCRAY, PL9 7RR

ACCOMMODATION

Access to the property is gained via the UPVC Part double-glazed entrance door leading into the entrance porch.

ENTRANCE PORCH 5'6" x 4'5" (1.70 x 1.37)

Tiled floor. Obscured double-glazed window to the side elevation. uPVC part double-glazed inner door leading into the entrance hall.

ENTRANCE HALL 18'7" x 6'6" (5.68 x 1.99)

Providing access to the ground floor accommodation. Turning staircase rising to the first floor. Under-stairs storage cupboard. Laminate floor. Double-glazed window to the side elevation.

LOUNGE 14'9" into the bay x 12'7" (4.51 into the bay x 3.85)

A lovely feature main reception room with a double-glazed bay window to the front elevation. Feature fireplace with inset wood burner. Laminate floor.

KITCHEN/DINING ROOM 17'3" x 12'9" (5.27 x 3.90)

A lovely open space with a modern fitted kitchen, including a range of matching eye-level and base units with rolled-edge work surfaces. Inset single drainer single bowl sink unit. Integrated appliances include a oven, microwave, dishwasher and a washer/dryer. Built-in electric hob with an extractor hood above. Space for an American-style fridge-freezer. Laminate floor. Double-glazed window to the side elevation. Within the dining area there is a chimney breast with built-in storage cupboards to both alcoves. Opening leading into the family area.

FAMILY AREA 14'2" x 6'7" (4.34 x 2.02)

A very useful space, which could be used for a number of activities. Double-glazed window to the rear elevation and double-glazed sliding patio doors leading out onto the rear garden. Laminate floor. Obscured double-glazed window to the side elevation. Door leading to the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC 6'0" x 2'7" (1.85 x 0.81)

Fitted with a low level toilet and a sink unit with a mixer tap and storage beneath.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch, with folding loft ladder.

BEDROOM ONE 15'3" into the bay x 11'1" (4.65 into the bay x 3.40)

Double-glazed window to the front elevation. Fitted wardrobes with hanging rail and storage along one wall.

BEDROOM TWO 12'11" x 10'5" at widest points (3.94 x 3.18 at widest points)

Double-glazed window to the rear elevation overlooking the garden. Mirror-fronted built-in wardrobe.

BEDROOM THREE 12'9" x 7'4" (3.91 x 2.24)

Double-glazed window to the side elevation.

FAMILY BATHROOM 8'3" x 5'7" (2.52 x 1.72)

Comprising a bath with a mixer tap, walk-in shower with sliding shower screen door, tiled area surround and a rainfall shower head, low level toilet and a good-sized sink unit with a mixer tap and storage beneath. Vertical towel rail/radiator. Built-in extractor. Obscured double-glazed window to the side elevation.

GARAGE/STORE 24'2" x 9'0" (7.39 x 2.75)

Up-&-over door to the front elevation. Power and lighting. Sliding patio doors to the side elevation. Double-glazed windows to the side and rear elevations.

OUTSIDE

The front of the property has been opened up to provide off-road parking for a number of vehicles and features a brick-paved drive, which also extends down to the garage. At the side, there is an electric car charging point. The rear garden is a lovely enclosed area, which is enclosed by block walling. There is a good-sized paved patio sitting area which leads out to a central lawn, with attractive planted borders. Located in the far corner is a raised decked sitting area. There is also a gravelled section, which currently houses the trampoline.

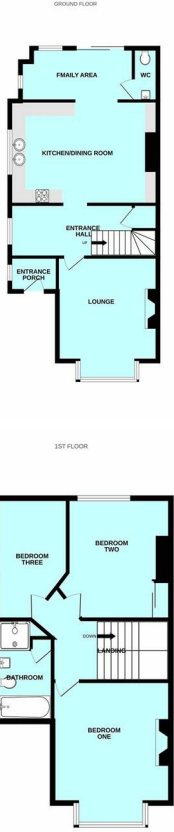
COUNCIL TAX

Plymouth City Council
Council tax band C

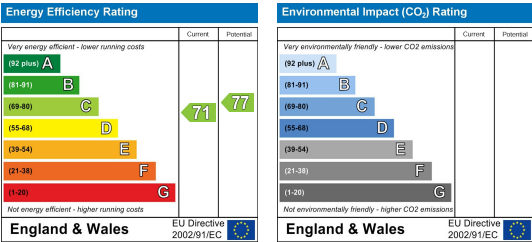
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.