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ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

6 Longfield Villas

Honcray, Plymouth, PL9 7RR

£369,950

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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.

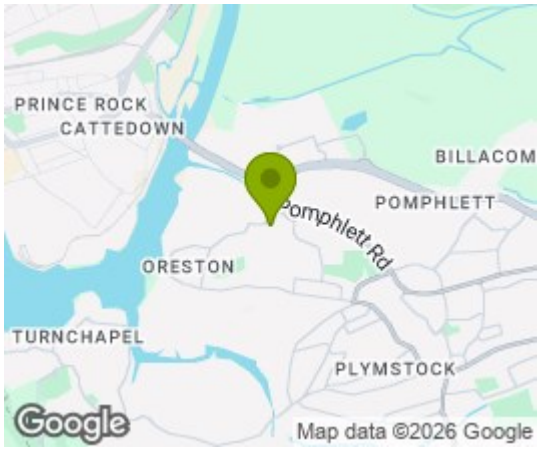
OUTSIDE

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.

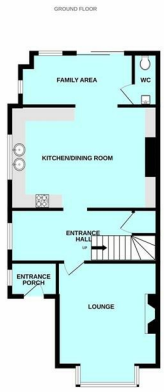
COUNCIL TAX

Plymouth City Council
Council tax band C

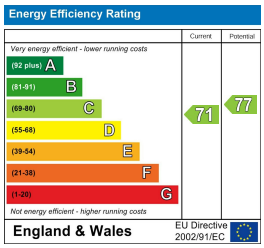
Area Map

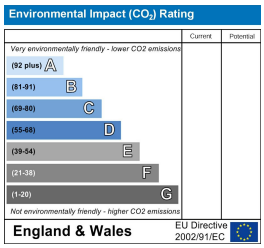


Floor Plans



Energy Efficiency Graph





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