



## 98a Billacombe Road

Plymstock, Plymouth, PL9 7EZ

**£179,950**



Located within the Billacombe area of Plymstock is this unusual & attractively presented semi-detached property. The accommodation is laid out with an open-plan living/kitchen/dining area with range of modern fitted kitchen units on the ground floor whilst on the first floor are 2 good-sized double bedrooms & a shower room. Outside there is a garden area with decked seating. The property is double-glazed & gas centrally heated. Being sold with no onward chain.





BILLACOMBE ROAD, PLYMSTOCK, PL9 7EZ

ACCOMMODATION

Access to the property is gained via the uPVC entrance door which leads into the kitchen/living/dining area.

KITCHEN/LIVING/DINING AREA 14'11" x 17'1" overall (4.55 x 5.23 overall)

Within the kitchen area a series of contemporary styled matching eye level & base units. Inset single drainer sink unit with mixer tap. Electric oven & 4-ring electric hob with an extractor hood above. Space & plumbing for a washing machine. Space for an under-counter fridge & freezer. Built-in breakfast bar. Built-in storage cupboard housing the gas boiler. Double-glazed window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft access. Part double-glazed door providing access to the side elevation which leads up to the garden area.

BEDROOM ONE 14'11" x 10'11" at the widest points (4.55 x 3.33 at the widest points)

Double-glazed window to the front elevation.

BEDROOM TWO 11'2" x 10'11" (3.42 x 3.34)

Double-glazed window to the rear elevation. Door giving access to a covered external storage area.

SHOWER ROOM 7'7" x 4'1" (2.31m x 1.24m )

White modern suite comprising a quadrant-style corner shower with curved shower screen doors & shower spray attachment, pedestal wash hand basin with mixer tap and low level toilet. Obscured double-glazed window to the rear elevation.

OUTSIDE

Steps at the side of the property lead to an elevated garden area which has a good-sized balustraded decked area, beyond which is a small lawn section.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

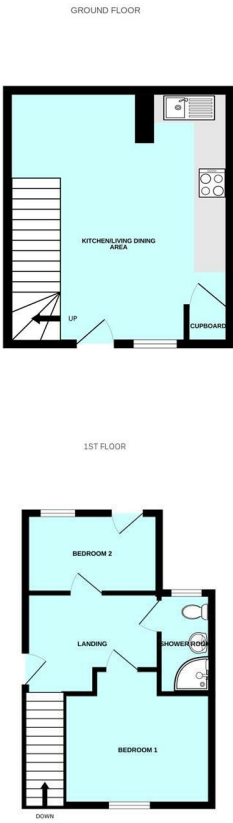
SERVICES

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

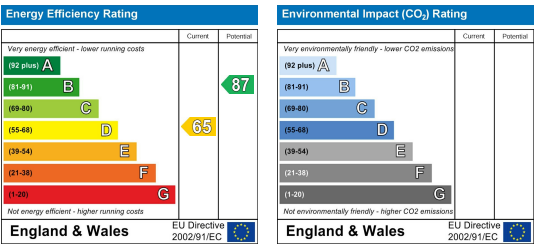
Area Map



Floor Plans



Energy Efficiency Graph



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