



16 Sunderland Close

Plymstock, Plymouth, PL9 9TZ

Price Guide £300,000



Superbly-situated link detached house set in this high popular position close to Turnchapel & Mount Batten. The property is being sold with no onward chain and enjoys distant views towards Plymouth Sound & The Hoe, and views towards Dartmoor & Staddon Heights from the rear. The house is in need of modernisation throughout & briefly comprises an entrance hall with downstairs cloakroom/wc, lounge, dining room & kitchen together with 3 bedrooms & a shower room. Double-glazing & central heating.



SUNDERLAND CLOSE, PLYMSTOCK, PL9 9TZ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs storage cupboard housing the electric meter and fuse box.

LOUNGE/DINING ROOM 25'3 x 11'1 at widest point (7.70m x 3.38m at widest point)

An open-plan dual aspect room running from front to rear. Chimney breast with fireplace with a brick surround, slate hearth, slate mantel and a fitted gas fire.

KITCHEN 9'5 x 8'9 (2.87m x 2.67m)

Base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel single drainer sink unit. Space for free-standing appliances. Window to the rear elevation. Door opening onto the rear garden.

DOWNSTAIRS CLOAKROOM/WC

Fitted with a wc and a wall-mounted basin with a tiled splash-back. Obscured window to the front elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Recessed cupboard with slatted shelving housing the hot water cylinder. Loft hatch. Window to the side elevation providing views towards Dartmoor.

BEDROOM ONE 12'10 x 10'2 (3.91m x 3.10m)

Window to the front elevation with distant views towards Plymouth Hoe.

BEDROOM TWO 12'3 x 9'10 (3.73m x 3.00m)

Window to the rear elevation providing views towards Dartmoor and Staddon Heights.

BEDROOM THREE 9'11 x 7' (3.02m x 2.13m)

Window to the front elevation providing glimpses of Plymouth Sound and views to the Hoe.

SHOWER ROOM 7'2 x 5'7 (2.18m x 1.70m)

A wet room style shower room with a waterproof floor and partly-tiled walls. Comprising a shower system, shower rail and curtain, pedestal basin with a tiled splash-back and wc. Obscured window to the rear elevation.

GARAGE 17' x 8'5 (5.18m x 2.57m)

Up-&-over door to the front elevation. Pitched roof. Power and lighting. Gas meter. Wall-mounted Worcester gas boiler. Window and door to the rear elevation.

OUTSIDE

To the front a driveway provides off-road parking and access to the garage. The front garden is laid to lawn with bordering shrubs. The garden to the rear is enclosed by hedging and is mainly laid to lawn together with shrubs plus a brick-paved patio area.

COUNCIL TAX

Plymouth City Council
Council tax band D

SERVICES

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

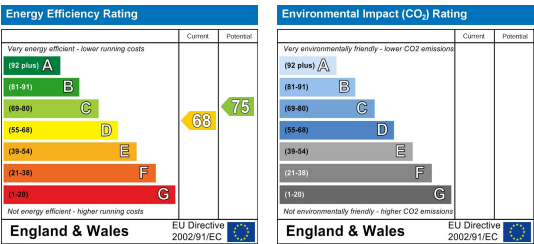
Area Map



Floor Plans



Energy Efficiency Graph



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