



3 Holcombe Drive

Plymstock, Plymouth, PL9 9JD

£315,000



Spend time in viewing this semi-detached family property located in a popular convenient central part of Plymstock. The accommodation briefly comprises an entrance hall, downstairs cloakroom.wc, lounge & separate dining room leading through to the kitchen & rear porch/utility downstairs, whilst on the first floor there are 4 bedrooms & a bathroom. There is an attractive garden to the rear & off-road parking to the front & side together with the garage. Double-glazing & gas central heating.



HOLCOMBE DRIVE, PLYMSTOCK, PL9 9JD

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door with obscured double-glazed side panels leading into the entrance hall.

ENTRANCE HALL 15'7" x 5'11" (4.76 x 1.82)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs storage cupboard.

DOWNSTAIRS CLOAKROOM/WC 4'9" x 2'8" (1.46 x 0.82)

Fitted with a low level wc and a corner sink unit. Obscured double-glazed window to the side elevation.

LOUNGE 14'6" x 12'6" (4.44 x 3.82)

Double-glazed window to the front elevation. Sliding door leading into

DINING ROOM 11'8" x 11'7" (3.58 x 3.54)

Double-glazed window to the rear elevation. Serving hatch. Doorway leading into the kitchen.

KITCHEN 11'10" x 8'10" incl kitchen units (3.62 x 2.70 incl kitchen units)

Series of matching eye-level and base units with work surfaces and tiled splash-backs. Single drainer single bowl sink unit with mixer tap. Built-in 4-ring electric hob. Electric double oven. Built-in dishwasher. Built-in fridge. Double-glazed window. Sliding double-glazed door leading to the rear porch.

REAR PORCH/UTILITY 7'8" x 5'1" (2.34 x 1.56)

Mono pitch glass roof. Double-glazed windows to the side and rear elevations. Double-glazed door leading to the rear garden. Within this area there is space and plumbing for a washing machine. Space for a tumble dryer. Space for a freezer.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Double-glazed window to the side elevation. Loft hatch. Built-in airing cupboard with slatted shelving and plumbed with a radiator.

BEDROOM ONE 10'2" x 11'10" excl fitted bedroom furniture (3.11 x 3.62 excl fitted bedroom furniture)

Double-glazed window to the front elevation. Range of fitted bedroom furniture including drawers, full-length wardrobes, over-head storage cupboards and bedside units.

BEDROOM TWO 11'3" x 10'6" excl boxing for the stairs (3.43 x 3.21 excl boxing for the stairs)

Double-glazed window to the front elevation.

BEDROOM THREE 8'3" x 7'11" (2.52 x 2.42)

Double-glazed window to the rear. Built-in cupboard.

BEDROOM FOUR 9'0" x 6'9" (2.76 x 2.08)

Double-glazed window to the rear elevation.

BATHROOM 8'11" x 5'10" (2.73 x 1.78)

4-piece bathroom comprising a bath with a mixer tap and spray attachment, corner shower cubicle with shower unit and spray attachment, low level wc and sink unit with a vanity cupboard beneath and a vanity work surface area. Vertical towel rail/radiator. Fully-tiled walls. Obscured double-glazed window to the rear elevation.

GARAGE 31'2" overall length x 8'4" (9.52 overall length x 2.55)

Up-&-over door to the front elevation. 2 courtesy doors to the side. Power and lighting. Shelving.

Please note that there is restricted height in some parts of the garage as the garage is on an incline.

OUTSIDE

At the front of the property there is a driveway providing off-road parking and access down the side of the property to the garage. At the rear there is a fenced-enclosed garden, which has a level patio sitting area with an adjacent lawned area of garden. There are various planted sections providing a lovely colourful backdrop and various trees including an apple and plum tree. There are fruit bushes, raised planters and 2 sheds. From the garden there is side access into the garage.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

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

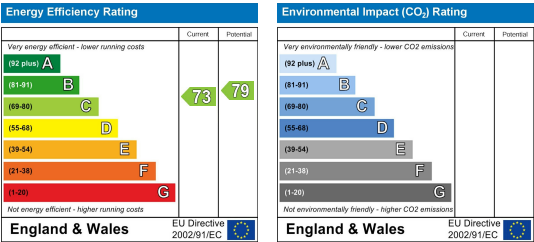
Area Map



Floor Plans



Energy Efficiency Graph



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