Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

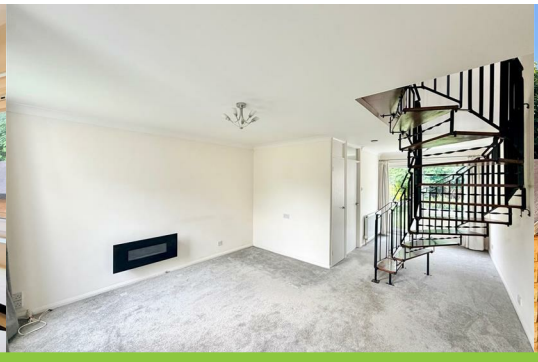
6 Church Way

Yealmpton, Plymouth, PL8 2LA

£239,000

3 | 1 | 1 | C

Being sold with no onward chain is this delightful mid-terraced property located in Yealmpton. It is located in a walkway position adjacent to the local park with convenient access to the centre of Yealmpton. The accommodation briefly comprises 3 bedrooms upstairs along with a family bathroom whilst on the ground floor there is an open-plan lounge/dining room leading to a fitted kitchen. There is a lovely enclosed garden to the rear & a garage in a nearby bloc. The property has double-glazing & gas central heating.



CHURCHWAY, YEALMPTON, PL8 2LA

ACCOMMODATION
Access to the property is gained via the part double-glazed uPVC entrance door leading into the entrance porch.

ENTRANCE PORCH
Inner door leading into the lounge/dining room.

LOUNGE/DINING ROOM 24'2" x 13'6" at widest point (7.38 x 4.14 at widest point)
A dual aspect room with 2 double-glazed windows to the front elevation, a double-glazed window to the rear and a double-glazed door leading out to the rear garden. Built-in storage cupboard. Doorway leading into the kitchen.

KITCHEN 10'6" x 5'11" (3.21 x 1.81)
Series of matching eye-level and base units. Inset one-&-a-half bowl sink unit. Electric cooker. Space for fridge-freezer. Space for washing machine. Double-glazed window to the rear elevation. Open-tread spiral staircase to the first floor.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13'7" x 7'10" (4.16 x 2.40)
Double-glazed window to the front elevation. Range of fitted wardrobes.

BEDROOM TWO 6'8" x 6'5" (2.04 x 1.97)
Double-glazed window to the rear elevation.

BEDROOM THREE 6'10" x 5'8" (2.10 x 1.73)
Double-glazed window to the rear elevation. Recessed fitted wardrobe.

BATHROOM 6'3" x 6'6" (1.93 x 1.99)
White modern suite comprising a panel bath with mixer tap, shower unit, spray attachment and shower screen, pedestal basin with a mixer tap and low level toilet. Vertical towel rail/radiator. Built-in extractor fan. Tiled floor. Fully-tiled walls.

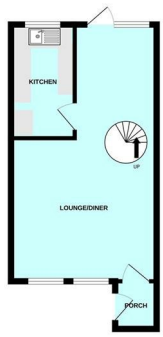
OUTSIDE
There is a well-maintained lawned and planted front garden area with a path leading to the front entrance. Adjacent to the front of the property is a storage shed housing the gas boiler. To the rear of the property, there is a private fenced enclosed garden offering a westerly aspect. The garden has been laid to lawn together with planted borders and a paved area adjacent to the rear of the property. There is a garage in an nearby bloc.

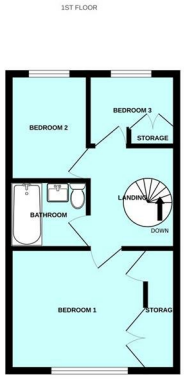
COUNCIL TAX
South Hams District Council
Council tax band C

AGENT'S NOTE
There is an annual service charge of £52.05 for maintenance of the shared areas.

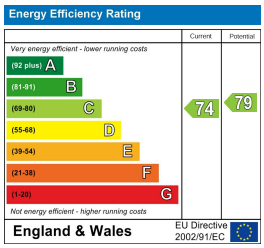
Area Map

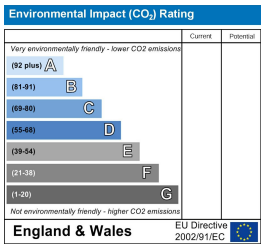
Floor Plans





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.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk