Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

12 Peeks Avenue

Plymstock, Plymouth, PL9 9BZ

£315,000

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A superb opportunity to acquire this older-style semi-detached house situated in this established cul-de-sac close to central Plymstock. Briefly, the accommodation comprises an entrance hall, kitchen/breakfast room, lounge/dining room & downstairs cloakroom/wc. On the first floor there are 3 bedrooms & a bathroom. Externally there is a drive, garage, gardens to the front and rear, with the rear garden being southerly-facing. Double-glazing & central heating. No onward chain.

PEEKS AVENUE, PLYMSTOCK, PL9 9BZ

ACCOMMODATION
Front door opening into the entrance hall.

ENTRANCE HALL 15'7 x 5'11 (4.75m x 1.80m)
Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs cupboards.

LOUNGE/DINING ROOM 26'3 into bay x 11'7 at widest point (8.00m into bay x 3.53m at widest point)
Bay window to the front elevation. Ample space for seating and dining. Chimney breast with fitted fire. The dining area has sliding doors to the rear opening into the breakfast room.

KITCHEN/BREAKFAST ROOM 15'7 7'10 (4.75m 2.39m)
The kitchen is dual aspect with windows to the side and rear elevations. Range of base and wall-mounted cabinets with matching fascias and work surfaces. Single drainer sink unit. Built-in double oven and grill. 4-burner gas hob with a cooker hood above. Integral fridge. Space for washing machine. Integral dishwasher. Wall-mounted Vaillant gas boiler. Open-plan access through into the breakfast room. The breakfast room has a window to the rear elevation.

DOWNSTAIRS CLOAKROOM/WC
Fitted with a wc and wall-mounted basin with a tiled splash-back. Obscured window to the side elevation.

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

BEDROOM ONE 14' into bay x 11'8 to wardrobe rear (4.27m into bay x 3.56m to wardrobe rear)
Bay window to the front elevation with lovely views towards Plymouth. Range of wardrobes and cupboards.

BEDROOM TWO 11'9 x 10'1 (3.58m x 3.07m)
Window to the rear elevation with views over the garden. Built-in wardrobe with sliding mirrored doors. Chimney breast with shelving either side.

BEDROOM THREE 8' x 7'8 (2.44m x 2.34m)
Window to the rear elevation overlooking the garden. Built-in wardrobes and cupboards. Cupboard housing the hot water cylinder.

BATHROOM 6' x 5'8 (1.83m x 1.73m)
Comprising a bath with an electric shower system over and a shower screen, wc and pedestal basin. Partly-tiled walls. Obscured window with a fitted blind to the front elevation.

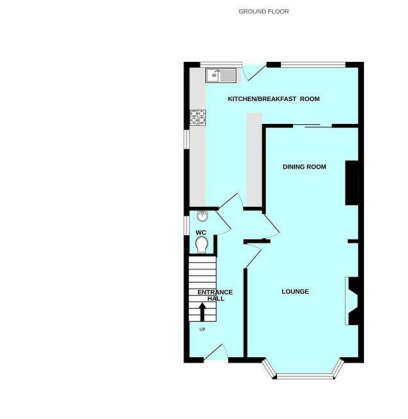
GARAGE 16'4 x 9'2 (4.98m x 2.79m)
Up-&-over door to the front elevation. Rear access door. Power and lighting.

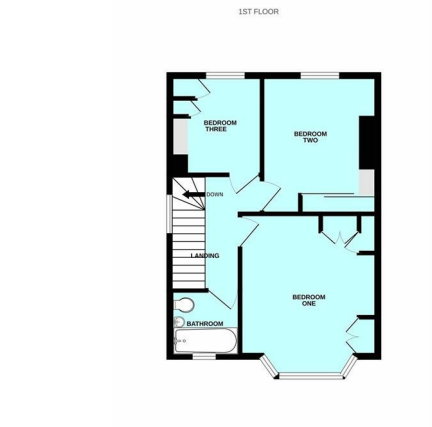
OUTSIDE
A driveway laid to tarmac provides off-road parking and access to the main front entrance and garage. Mature front garden stocked with shrubs. The rear garden, which enjoys a southerly aspect, has areas laid to patio and mature shrubs.

COUNCIL TAX
Plymouth City Council
Council tax band C

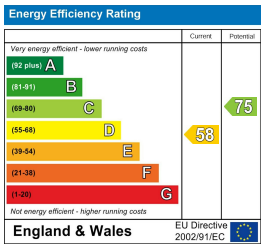
Area Map

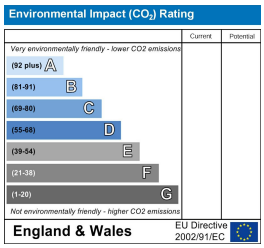
Floor Plans





Energy Efficiency Graph





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