



## 18 Silver Stream Way

Brixton, Plymouth, PL8 2PE

£289,950



Superbly situated semi-detached house within the South Hams village of Brixton. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, fitted kitchen & an open-plan full-width lounge/dining room. On the first floor there are 3 bedrooms & bathroom. Outside there are gardens to the front, side & rear elevations together with a driveway. Double-glazing & central heating.



## SILVER STREAM WAY, BRIXTON, PL8 2PE

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 13'8 x 7'1 (4.17m x 2.16m)

Wall-mounted consumer unit. Staircase ascending to the first floor accommodation. Open-plan area beneath the stairs. Doors providing access to the ground floor accommodation.

### DOWNSTAIRS CLOAKROOM/WC

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

### LOUNGE/DINING ROOM 18'3 x 13' (5.56m x 3.96m)

An open-plan room running the full-width of the property with ample space for seating and dining. Window to the rear elevation. Sliding double-glazed doors leading to the garden.

### KITCHEN 10'8 x 9'6 (3.25m x 2.90m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Inset single drainer sink unit. Built-in oven. Inset 4-burner gas hob. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. Wall-mounted Ideal gas boiler. Window to the front elevation.

### FIRST FLOOR LANDING

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

### BEDROOM ONE 13'6 x 8'10 (4.11m x 2.69m)

Window to the front elevation.

### BEDROOM TWO 10'5 x 9'3 (3.18m x 2.82m)

Window to the rear elevation.

### BEDROOM THREE 8'2 x 7'6 (2.49m x 2.29m)

Window to the rear elevation.

### BATHROOM 9'7 x 5'7 (2.92m x 1.70m)

Comprising a bath with a shower system over, wc and wall-mounted basin with drawer storage beneath. Storage cupboard. Obscured window to the front elevation.

### OUTSIDE

The front garden is laid to lawn and a paved pathway leads to the main front entrance, which has an over-head canopy and an outside light. The driveway runs alongside the house providing off-road parking. There is a garden area beside the driveway which is laid to lawn. A timber gateway opens into the rear garden, which has been hard landscaped for ease of maintenance. There are areas laid to patio, chippings and decking and there is a timber shed with power.

### COUNCIL TAX

South Hams District Council  
Council tax band C

### MANAGEMENT CHARGE

£8 per month, £96 per annum

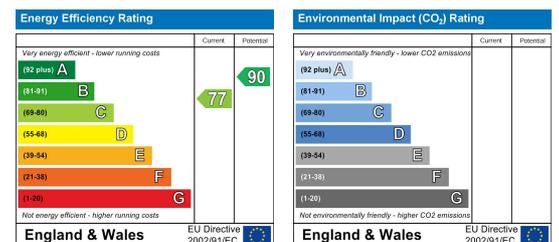
## Area Map



## Floor Plans



## Energy Efficiency Graph



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