



16 Battershall Close

Staddiscombe, Plymouth, PL9 9UU

£220,000



A wonderful opportunity to purchase a modern end-terraced property within the popular Staddiscombe district. It enjoys the benefit of off-road parking to the front and a good-sized enclosed southerly-facing garden to the rear. The accommodation comprises a lounge, modern fitted kitchen and conservatory downstairs whilst on the first floor there are 2 bedrooms and a bathroom. Double-glazing and gas-fired central heating. Being sold with no onward chain.



BATTERSHALL CLOSE, STADDISCOMBE, PL9 9UU

ACCOMMODATION

Access to the property is gained via the PVC entrance door leading into the entrance porch.

ENTRANCE PORCH

Dwarf cupboard housing the gas and electric meters. Inner door leading into the lounge.

LOUNGE 15'9" x 11'10" (4.82 x 3.62)

Double-glazed window to the front elevation. Turning staircase rising to the first floor. Door leading into the kitchen.

KITCHEN 11'10" x 8'9" incl kitchen units (3.62 x 2.69 incl kitchen units)

Matching high gloss eye-level and base units with work surfaces. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in electric oven and hob. Built-in extractor hood. Built-in fridge-freezer. Built-in breakfast bar. Space and plumbing for a washing machine. Cupboard concealing the boiler. Double-glazed window and door providing access to the rear conservatory.

CONSERVATORY 10'6" x 7'8" at widest points (3.21 x 2.35 at widest points)

Full-length double-glazed windows to all elevations. uPVC double-glazed door providing access to the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'10" x 8'10" (3.63 x 2.71)

Double-glazed window to the rear elevation.

BEDROOM TWO 11'10" x 7'4" excl built-in wardrobe (3.62 x 2.26 excl built-in wardrobe)

Double-glazed window to the front providing a lovely outlook across local rooftops towards Plymouth City Centre.

BATHROOM

White suite comprising a bath with a mixer tap and shower unit with spray attachment over, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Built-in cupboard housing the factory-lagged hot water cylinder. Obscured double-glazed window to the side elevation.

OUTSIDE

At the front of the property a brick-paved drive provides off-road parking and access to a path and side gate, which in turn leads through to the rear garden. The rear garden is enclosed by timber fencing and block-walling. There is a paved area adjacent to the rear of the property and a raised deck area, which is in need of repair.

COUNCIL TAX

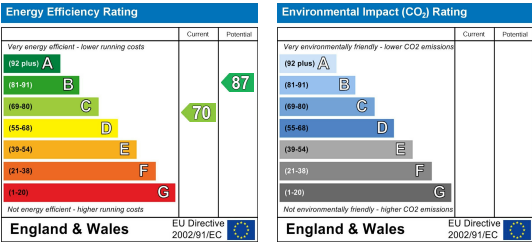
Plymouth City Council
Council tax band B

Area Map



Floor Plans

Energy Efficiency Graph



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