Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



7 Sunderland Close

Turnchapel, Plymouth, PL9 9TZ

£265,000

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Beautifully-presented 2-bedroom semi-detached house located in a quiet sought-after cul-de-sac location close to local amenities, shops and the South West coast path. The property has been extended and the accommodation briefly comprises an entrance porch, lounge, kitchen/dining room, downstairs shower room/wc together with 2 double bedrooms and a bathroom. Externally there is a private drive, garage and easy to maintain landscaped gardens. Double-glazing & central heating.







SUNDERLAND CLOSE, TURNCHAPEL, PL9 9TZ

SUMMARY

Superbly-presented 2-bedroom semi-detached house, ideally positioned within a quiet highly desirable cul-de-sac location. The property offers well-balanced, versatile accommodation enhanced by a ground floor extension, which provides either a sociable lounging area or a dining room, adjoining the well-appointed kitchen, as well as a downstairs wc/shower room. Also on the ground floor, there is a comfortable lounge whilst on the first floor, there are 2 good-sized double bedrooms along with a family bathroom. The accommodation is maintained to a high standard and is perfect for modern day living. Externally the property continues to impress with a private driveway leading to a garage and an attractively landscaped and easy to maintain rear garden, ideal for those seeking practical yet enjoyable outdoor space.

The property is perfectly located within easy reach of local shops, schools and amenities and just a short distance from the beautiful South West Coast Path, as well as Jennycliff and Mount Batten beaches. This property represents an excellent opportunity for a wide range of buyers.

ACCOMMODATION

uPVC double-glazed front door opening into the entrance porch.

ENTRANCE PORCH 4'10 x 3'5 (1.47m x 1.04m)

Internal door leading into the lounge.

LOUNGE 16' x 12' (4.88m x 3.66m)

Fitted electric fire. TV point. uPVC double-glazed window overlooking the front elevation. Open-plan staircase rising to the first floor. Doorway through to the kitchen/dining room.

KITCHEN 12' x 9'1 (3.66m x 2.77m)

Very-well fitted kitchen area with a range of matching eye-level cupboards and base units with drawers and work surfaces over and tiled surrounds. 4-ring induction hob with an extractor canopy over. Built-in electric double oven. Space for dishwasher. Breakfast bar between the kitchen area and dining area

DINING ROOM 12'4 x 8'5 (3.76m x 2.57m)

2 Velux double-glazed windows offering additional lighting. uPVC double-glazed sliding patio doors with side windows opening onto the rear garden. Doorway to the shower room/wc/

DOWNSTAIRS SHOWER ROOM/WC 11'2 x 2'10 (3.40m x 0.86m)

Very well-fitted with a 3-piece suite comprising a fully-tiled walk-in shower cubicle with a system shower, large ceiling rose and hose, wash hand basin with mixer tap and cupboard below and a low level wc. Chrome towel rail/radiator. Extractor fan. Obscured glass uPVC double-glazed window.

FIRST FLOOR LANDING 8'1 x 2'7 (2.46m x 0.79m)

Providing access to the first floor accommodation. Hatch to loft space.

BEDROOM ONE 12' x 9'2 (3.66m x 2.79m)

2 uPVC double-glazed windows overlooking the rear. Wardrobes.

BEDROOM TWO 12' x 7'10 (3.66m x 2.39m)

uPVC double-glazed window overlooking the front elevation.

BATHROOM 7'10 x 4'7 (2.39m x 1.40m)

Fitted with a 3-piece white suite comprising a panel bath with a tiled area surround, fitted mains-fed shower over with shower rail and curtain, pedestal wash hand basin with a tiled splash-back and a mirror with lights above and a low level wc. Built-in cupboard housing the gas boiler, which serves both the central heating and domestic hot water. uPVC double-glazed window.

GARAGE

Metal up-&-over door. Power and lighting. Plumbing for washing machine. Courtesy door opening into the rear garden.

OUTSIDE

To the front there is private driveway leading to the garage. The front garden is laid to a decorative slate gravel and shrubs for ease of maintenance. There is also an area laid to lawn with an ornamental tree. The rear garden is fully enclosed and landscaped with areas of artificial lawn, decking and easy to maintain planting. Outside tap. Rear door leading into the garage.

COUNCIL TAX

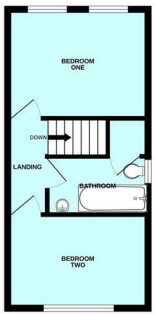
Plymouth City Council
Council tax band C

Area Map

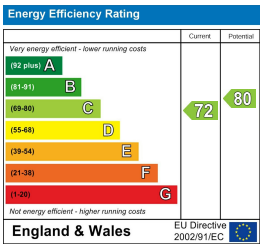


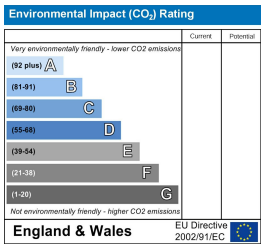
Floor Plans





Energy Efficiency Graph





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