



12 Hosford Close

Staddiscombe, Plymouth, PL9 9UW

£169,950



A nicely-situated corner house being sold with no onward chain in this highly popular cul-de-sac in Staddiscombe. The accommodation briefly comprises an entrance hall, fitted kitchen, lounge, 2 bedrooms and a bathroom. There are 2 parking spaces and a front garden. Double-glazing & central heating.



HOSFORD CLOSE, STADDISCOMBE, PLYMOUTH PL9 9UW

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 6'1" x 2'9" (1.87 x 0.86)

Providing access to the accommodation. Recessed cupboard housing the gas meter, electric meter and consumer unit. Further recessed cupboard for storage.

KITCHEN 9'8" x 5'7" (2.95 x 1.71)

Fitted with a range of base and wall-mounted cabinets with matching fascias, hard wood work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. 4-burner gas hob with a cooker hood above. Built-in oven. Integral fridge and freezer. Space and plumbing for washing machine. Window to the front elevation.

LOUNGE 15'4" x 11'9" at widest points (4.68 x 3.59 at widest points)

Bay window with a fitted blind to the front elevation. Chimney breast. Staircase ascending to the first floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 10'7" x 10'5" at widest points (3.23 x 3.18 at widest points)

Window to the front elevation. Over-stairs cupboard with a slatted shelf and housing the gas boiler.

BEDROOM TWO 6'9" x 7'5" excl door recess (2.07 x 2.27 excl door recess)

2 windows to the front elevation.

BATHROOM 6'0" x 5'6" (1.85 x 1.70)

Comprising a bath with a Mira shower system over, tiled area surround and a glass shower screen, wc with a push-button flush and basin with storage beneath. Wall-mounted mirror. Chrome towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

OUTSIDE

2 parking spaces to the front. The front garden is laid to chippings together with some raised flower beds.

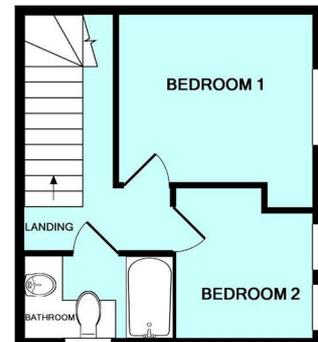
COUNCIL TAX

Plymouth City Council
Council tax band B

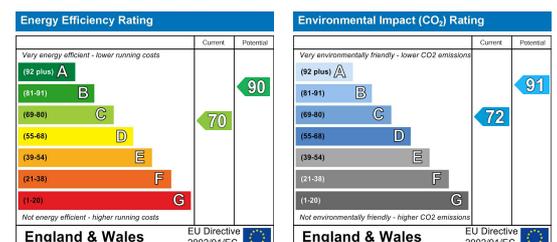
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.