Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



36 Holland Road

Plymstock, Plymouth, PL9 9BN

Guide Price £185,000

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A superbly situated purpose-built ground floor flat, situated within central Plymstock in a gated development, providing communal gardens, private parking & visitor parking. The accommodation comprises an entrance hall, open-plan lounge/dining room with adjacent kitchen, 2 bedrooms & shower room. The rear enjoys a south-westerly aspect & opens onto the communal gardens.







HOLLAND ROAD, PLYMSTOCK, PLYMOUTH, PL9 9BN

ACCOMMODATION
Front door opening into the hall.

ENTRANCE HALL
Providing access to the accommodation. Coving ceiling. Consumer unit.

OPEN-PLAN LOUNGE/DINING ROOM 21'10 x 11'5 at widest point (6.65m x 3.48m at widest point)
An open-plan room situated to the rear and running the full width of the property, with a window overlooking the gardens. French doors overlooking & leading to outside. Spotlighting throughout. Coved ceiling. Ample space for seating & dining. Open-plan access through into the kitchen.

KITCHEN 9' x 6'2 (2.74m x 1.88m)
The kitchen is fitted with a range of matching base & wall-mounted cabinets with work surfaces & tiled splash-backs. Inset stainless-steel single-drainer sink unit. Integral fridge & freezer. Built-in Bosch oven & Bosch stainless-steel 4 burner gas hob with cooker hood above. Integral slimline dishwasher & washing machine. Tiled floor. Spotlighting.

BEDROOM ONE 16'11 x 7'5 (5.16m x 2.26m)
Window to the front elevation. Coved ceiling.

BEDROOM TWO 10'2 x 6'9 at widest point (3.10m x 2.06m at widest point)
Window to the front elevation. Coved ceiling. Alcove. Wall-mounted gas boiler.

SHOWER ROOM 6'9 x 6'7 (2.06m x 2.01m)
Comprising a shower, basin & wc set into a storage cabinet with concealed cistern and push-button flush. Partly-tiled walls - fully tiled around the shower area. Chrome towel rail/radiator. Coved ceiling. Spotlighting.

OUTSIDE
Gated entrance. Private parking & visitor parking. Communal gardens.

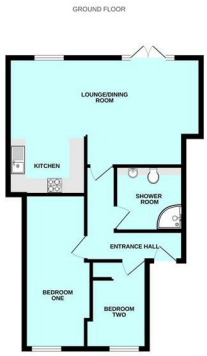
COUNCIL TAX
Plymouth City Council
Council Tax Band: B

SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

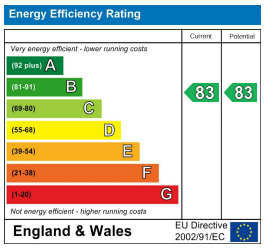
Area Map

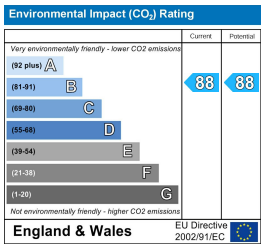


Floor Plans



Energy Efficiency Graph





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