



11a Stanborough Road

Plymstock, Plymouth, PL9 8SP

£260,000



Semi-detached bungalow situated in a highly sought-after position close to the Plymstock Broadway and the local Plymstock amenities. The accommodation briefly comprises an entrance porch opening into the hallway, lounge, separate dining room, fitted kitchen, 2 bedrooms & shower room. Drive & garage. Front & rear gardens. Double-glazing & central heating. No onward chain.



STANBOROUGH ROAD, PLYMSTOCK, PL9 8SP

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 9'1 x 3'5 (2.77m x 1.04m)

uPVC double-glazed windows. Doorway opening into the hallway.

HALLWAY 15'2 x 6'2 at widest point (4.62m x 1.88m at widest point)

Providing access to the accommodation. Loft hatch with pull-down loft ladder. The gas boiler is situated in the roof space. Recessed cupboard with shelving. Cupboard housing the electric meter and fuse box. Obscured window to the front elevation.

LOUNGE 13'7 x 11'2 (4.14m x 3.40m)

Window to the rear elevation overlooking the garden. Chimney breast with fireplace. Access through to the dining room.

DINING ROOM 8'10 x 8'1 (2.69m x 2.46m)

Window to the side elevation. Ample space for dining table and chairs. Doorway opening into the kitchen.

KITCHEN 10'10 x 8'11 (3.30m x 2.72m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Breakfast bar. Built-in oven. 4-burner gas hob with a cooker hood above. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Dual aspect with windows to both side elevations. Partly-glazed door leading to the rear porch.

BEDROOM ONE 11'2 x 10'5 (3.40m x 3.18m)

Window to the front elevation.

BEDROOM TWO 8'9 x 7'10 (2.67m x 2.39m)

Window to the front elevation.

SHOWER ROOM 7'8 x 5'5 (2.34m x 1.65m)

Comprising an enclosed shower with waterproof panelling to the walls and a fitted electric shower system, basin with a cupboard beneath and wc. Partly-panelled walls. 2 obscured windows to the side elevation.

REAR PORCH 9' x 4'4 (2.74m x 1.32m)

GARAGE 15'10 x 8'3 (4.83m x 2.51m)

Up-&-over style door to the front elevation. Window to the rear elevation.

OUTSIDE

A driveway precedes the garage providing access and off-road parking. The front garden is laid to lawn with bordering shrubs and flowers. The rear garden is laid to both lawn and patio together with shrubs. To the side there is an area of garden plus a timber shed.

COUNCIL TAX

Plymouth Council Tax
Council tax band C

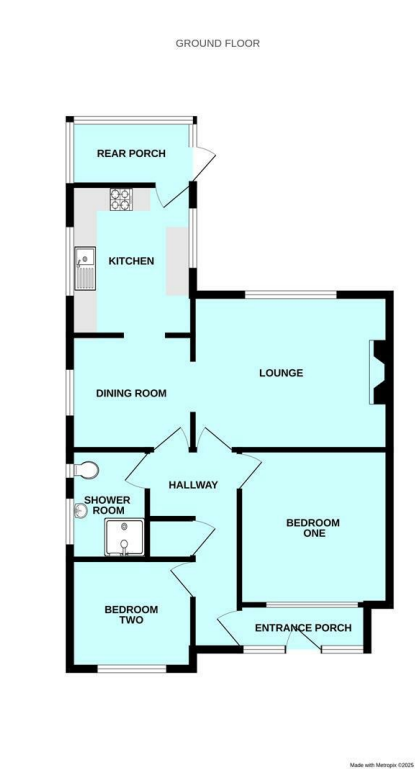
SERVICES

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

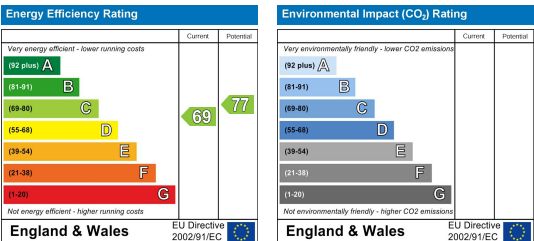
Area Map



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.