Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



68 Ridge Park Avenue

Mutley, Plymouth, PL4 6QA

£240,000

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A period terrace family home located within a short walk of Mutley plain. The property is in need of some refreshment. The accommodation comprises entrance hall, lounge, dining room, kitchen & shower room on the ground floor. There are 3 bedrooms & a bathroom on the first floor. There is a front and enclosed rear garden with courtesy access into the garage.







RIDGE PARK ROAD, PLYMOUTH, PL4 6QA

ACCOMMODATION
Entrance via a uPVC obscured double-glazed door which opens up into the:-

ENTRANCE HALL 16'7" x 5'4" narr 3'7" (5.06m x 1.63m narr 1.1m)
Staircase rises to 1st floor landing. Under-stairs storage cupboard. Doors leading through to the lounge, dining room & kitchen.

LOUNGE 11'4" x 15'9" max (3.46m x 4.81m max)
uPVC double-glazed bay window to front. Feature fireplace with stone hearth mantel & surround inset living flame gas fire. Picture rail. Bi-folding doors open up into the dining room.

DINING ROOM 12'11" x 10'4" (3.95m x 3.17m)
Serving hatch into the kitchen. Picture rail. uPVC double-glazed window & door opens out onto the garden.§

KITCHEN 17'6" x 6'5" (5.34m x 1.96m)
Matching base & wall-mounted units to include fitted twin oven. Space for upright fridge/freezer, washing machine & dishwasher. Roll edge worktops have inset stainless steel sink unit & 5 ring gas hob with filter hood over. Tiled splashback. Tiled-effect vinyl flooring. uPVC double-glazed window to side. Obscured uPVC double-glazed door opens out to the rear garden. Door opens into the :-

SHOWER ROOM 7'3" x 5'4" (2.23m x 1.65m)
Matching suite of corner shower cubicle with electric Triton shower, closed coupled wc, space for a tumble dryer & wall-mounted boiler. uPVC double-glazed window to rear.

FIRST FLOOR LANDING 10'9" x 5'10" (3.3m x 1.8m)
Doors leading through to bedrooms & bathroom.

BEDROOM ONE 15'8" x 10'10" max (4.78m x 3.30m max)
uPVC double-glazed bay window to front. Picture rail.

BEDROOM TWO 12'11" x 10'11" (3.96m x 3.33m)
uPVC double-glazed window to rear. Picture rail.

BEDROOM THREE 8'3" x 5'11" (2.54m x 1.81m)
uPVC double-glazed window to front. Picture rail.

BATHROOM 6'2" x 5'10" (1.9m x 1.78m)
Suite of panelled bath, pedestal wash-hand basin, close coupled wc & wall-mounted boiler. Tiled walls. Obscured uPVC double-glazed window to the rear. Access hatch to roof void.

GARAGE
uPVC double-glazed door to the side. uPVC double-glazed window to the side.

OUTSIDE
Property is approached via a wrought iron gate giving access to a path leading to the front door. To the rear, an enclosed garden consisting of a paved patio area, a section of astroturf & a courtesy door into the garage. uPVC double-glazed door opens out onto the service lane.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

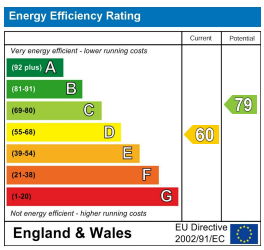
Area Map

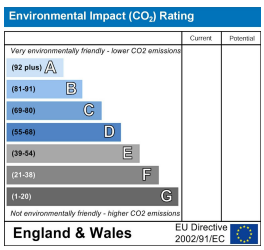


Floor Plans



Energy Efficiency Graph





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