



8 California Gardens

Deer Park, Plymouth, PL3 6SZ

£220,000



A well presented end-terrace family home located in Deer Park. the accommodation comprises of entrance hall, cloakroom, kitchen/diner & lounge on the ground floor. There are 3 bedrooms & a shower room on the 1st floor. There is a front & enclosed rear garden which is laid for ease of maintenance. No onward chain.



CALIFORNIA GARDENS, DEER PARK, PLYMOUTH, PL3 6SZ

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens into the entrance hall.

ENTRANCE HALL 13'3" x 5'11" (4.05m x 1.82m)

Grey wood-effect vinyl flooring. Staircase rising to the 1st floor landing. Dado rail. Under-stairs storage recess. Bi-folding door leading to a storage cupboard. Door leading into the lounge & cloak cupboard with hanging rail & shelving for shoes. Further door leading into kitchen/diner.

CLOAKROOM 5'8" x 2'8" (1.74m x 0.82m)

Matching suite of close coupled wc with hidden cistern. Wall-mounted wash-hand basin. Tiled splash-back. Contemporary wall-mounted upright radiator. Obscured uPVC double-glazed window to the front. Wood-effect laminate flooring.

KITCHEN/DINER 13'3" x 8'7" (4.05m x 2.64m)

Attractive matching base & wall-mounted units to include fitted oven, integrated fridge/freezer & space for a washing machine & wine cooler. Roll-edge work surfaces with inset 4 ring gas hob with stainless steel splash-back. Filter hood above. Stainless steel sink unit with mixer tap. uPVC double-glazed window to front. Ceiling spotlights. Ample space for a dining table. Tiled floor.

LOUNGE 14'8" x 12'9" (4.49m x 3.9m)

Door to a store room. uPVC double-glazed French doors open out to the rear garden.

STORE ROOM 4'11" x 3'10" (1.5m x 1.17m)

uPVC double-glazed window to rear. Opening to a further store recess.

FIRST FLOOR LANDING 10'8" x 5'10" (3.27m x 1.79m)

Doors leading through to the bedrooms, shower room & airing cupboard which houses the Vokera combination boiler & has part shelving. Access hatch to roof void.

BEDROOM ONE 13'7" x 9'10" plus door access (4.16m x 3m plus door access)

Wall-mounted upright contemporary radiator. uPVC double-glazed window to the front.

BEDROOM TWO 12'8" x 9'6" plus door access (3.88m x 2.9m plus door access)

uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 9'7" x 7'8" (2.93m x 2.35m)

uPVC double-glazed window to the rear overlooking the garden.

SHOWER ROOM 7'4" x 5'8" (2.26m x 1.74m)

Matching suites of walk-in shower cubicle with twin shower heads both rainfall & hand-held. Close coupled wc with hidden cistern. Wash-hand basin inset into vanity storage cupboards below. Wall mounted mirror & medicine cabinet. Contemporary wall-mounted upright radiator. Tiled floors. Tiled walls. Ceiling spotlights. Obscured uPVC double-glazed window to the front.

OUTSIDE

Property is approached via a paved path which leads to the front door. Bordered by the front garden to 1 side which has a flower bed with inset shrubs & plants. Stone chipped area towards the front of the property. To the rear, an enclosed garden consisting of blue slate chipped seating area. Steps lead down into the main section of the garden which is laid for ease & maintenance. Large paved patio & further decked seating area providing lovely space to entertain family & friends in. Side access along the property, stone chipped, gate leading out to parking area.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

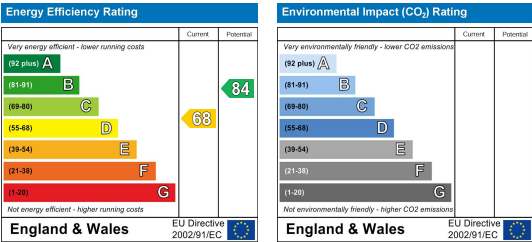
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



Floor Plans

Energy Efficiency Graph



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