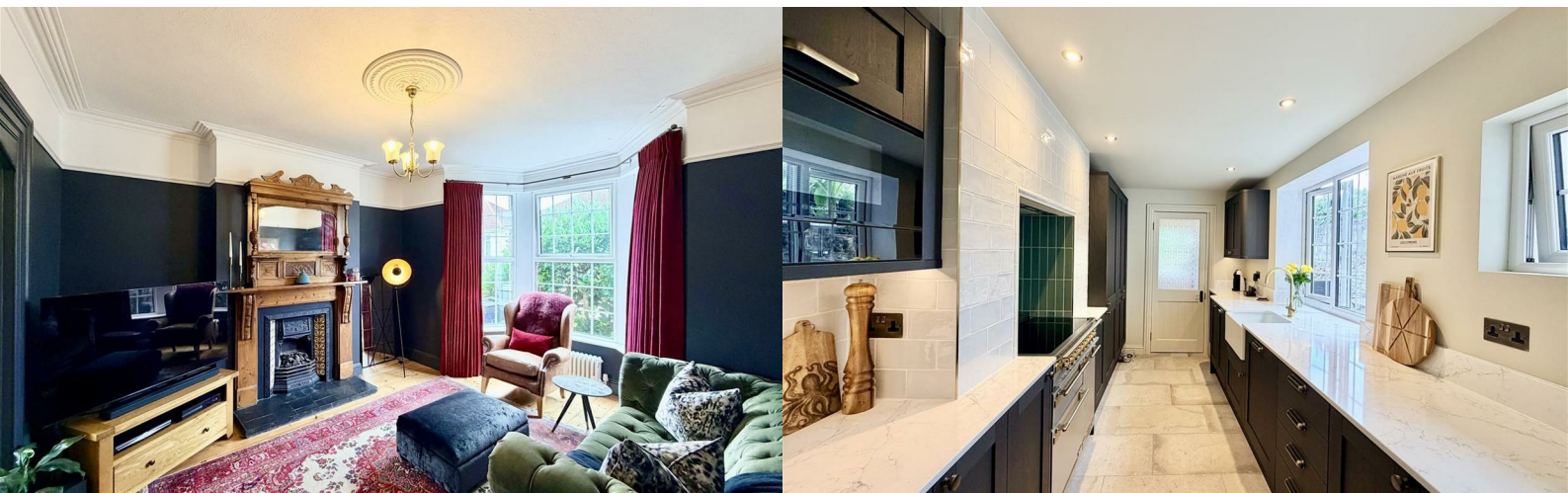




35 Whitleigh Avenue

Crownhill, Plymouth, PL5 3AU

£250,000



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WHITLEIGH AVENUE, PLYMOUTH PL5 3AU

ACCOMMODATION

Composite front door with obscured, glazed, leaded-light panels opening into the porch.

PORCH

3'1" x 2'10" (0.96 x 0.87)

Decorative tiles to dado height. Exposed wooden floorboards. Wooden door, with leaded-light glazed panels & stained-glass window above, opening into the entrance hall.

ENTRANCE HALL

22'1" x 5'2" narr to 2'9" (6.74 x 1.59 narr to 0.86)

Exposed wooden floorboards. Dado rail. Staircase rising to the 1st floor landing with under-stairs storage cupboard. Bi-folding door leading to a wc. Doors opening into the lounge, dining room & kitchen.

LOUNGE

15'8" x 13'0" (4.79 x 3.98)

Exposed wooden floorboards. Feature fireplace with a wood mantel & surround, cast inset with a 'Living Flame' gas fire & tiled hearth. Upper section with a fitted mirror. uPVC double-glazed bay window to the front. Picture rail. Ceiling rose. Covings. Curved arch opening into the dining room.

DINING ROOM

11'9" x 10'7" (3.59 x 3.25)

Exposed wooden floorboards. Picture rail. Covings. Ceiling rose. uPVC double-glazed window to the rear. Stained-glass single-glazed window looking into the kitchen.

CLOAKROOM

6'4" x 2'3" (1.94 x 0.71)

Matching suite comprising wall-mounted wash-hand basin inset into vanity storage cupboards below & close-coupled wc with hidden cistern. Decorative tiles to dado height. Decorative tiled floor. Ceiling spotlights.

KITCHEN

13'4" x 7'6" (4.08 x 2.29)

A modern kitchen which has been recently fitted with base & wall-mounted units. Integrated fridge & freezer. Integrated dishwasher. Space for a range cooker with a fitted filter hood above and partly-tiled walls. Fitted microwave. Bevelled-edge worktop with inset sink unit with matching up-stands. Ceiling spotlights. 2 uPVC double-glazed windows to the rear. Tiled floor. Wooden door with an obscured, glazed panel opening into the utility room.

UTILITY ROOM

7'4" x 7'10" (2.25 x 2.4)

Tiled floor. uPVC double-glazed window to the rear. uPVC double-glazed door leading to the rear garden. Fitted storage cupboards, one of which houses the Worcester boiler with plumbing for a washing machine. Fitted low-level seating. Ceiling spotlights.

HALF LANDING

Door opening to the bathroom. Staircase leading up to the first floor landing.

BATHROOM

13'4" x 8'2" (4.08 x 2.51)

An opulent bathroom consisting of a free-standing 4-claw bath with central taps & fitted hand-held shower hose, corner shower cubicle with twin shower heads -

both rainfall & hand-held, a mid-level wc & 'his & hers' sinks inset into vanity storage cupboards below. Old-style heated towel rail/radiator. Tiled floor. Partly-tiled walls. Obscured uPVC double-glazed window to the rear.

FIRST FLOOR LANDING

Doors leading to the bedrooms. Access hatch to roof void.

BEDROOM ONE

16'4" x 12'2" max (4.99 x 3.73 max)

2 uPVC double-glazed windows to the front. Covings. Wall-mounted contemporary upright radiator.

BEDROOM TWO

11'5"nx 10'10" (3.48nx 3.31)

uPVC double-glazed to the rear overlooking the garden.

OUTSIDE

The property is approached via a wrought iron gate giving access to a path leading to the front door. This is bordered by the front garden which has inset laurels. To the rear there is an enclosed garden which consists of a side section to the property with a wooden gate giving access to a path which runs alongside the garden

towards the rear boundary. On 1 side there is a paved patio & the main section of garden is laid to lawn with an access gate at the rear boundary opening onto a lane & a courtesy door into the garage.

SINGLE GARAGE

19'3" x 11'3" max (5.88 x 3.43 max)

uPVC single-glazed windows to the side & rear.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES

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



Road Map



Hybrid Map



Terrain Map



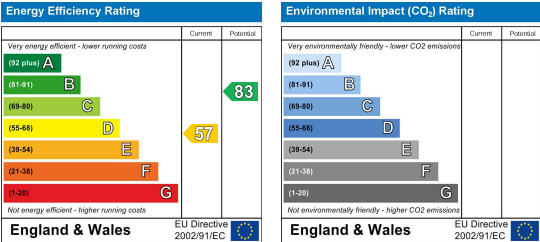
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

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