



## 10 Distine Close

Higher Compton, Plymouth, PL3 6QZ

£200,000



A modern built circa 1984 end of terrace house with the benefit of uPVC double-glazing, gas central heating, new fascia, soffits & guttering. The accommodation comprises a spacious lounge, fitted kitchen/dining room, 2 bedrooms & an as new fitted shower room/wc. Private parking at the front of the property. A long rear garden & adjoining garage.



## DISTINE CLOSE, HIGHER COMPTON, PLYMOUTH, PL3 6QZ

### LOCATION

Found in this popular residential area of Higher Compton with a variety of local services & amenities to hand. The position convenient for access in to the city & close by connection to major routes in other directions.

### ACCOMMODATION

An end of terrace modern built house circa 1984 which present owners have updated in the last few years. The property having an as new fitted shower room/wc & with replacement modern kitchen fittings with integrated appliances. On the ground floor with entrance porch & lobby with a good-sized front set lounge. Across the rear the kitchen/dining room with integrated appliances including Zanussi 4 ring gas hob with Zanussi electric oven under, 1.5 bowl sink unit, AEG slimline dishwasher & tiled splash-back.

At first floor level a landing gives access to a main double bedroom to the front with built-in wardrobe, cupboard over the stairs housing the gas fired boiler servicing the central heating & domestic hot water. A second bedroom to the rear. An as new shower room with shower, handheld shower spray & overhead douche, wc & wash hand basin with part-tiled walls.

Externally the front providing off-street parking. Decked stairs to a long back garden from the kitchen/dining room & next to this a single-sized garage. The drive, effectively shared with the adjoining property.

### GROUND FLOOR

#### STORM PORCH

#### GROUND FLOOR

ENTRANCE LOBBY 3'7 x 3'3 (1.09m x 0.99m)

LOUNGE 13'9 x 13' (4.19m x 3.96m)

KITCHEN/DINING ROOM 12'11 x 9'6 (3.94m x 2.90m)

### FIRST FLOOR

#### LANDING

BEDROOM ONE 13'1 x 9'8 (3.99m x 2.95m)

BEDROOM TWO 10'2 x 6'11 (3.10m x 2.11m)

SHOWER ROOM 6'11 x 5'8 overall (2.11m x 1.73m overall)

### EXTERNALLY

PRIVATE PARKING AT THE FRONT

LONG REAR GARDEN

SINGLE-SIZED GARAGE

### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

### SERVICES PLYMOUTH

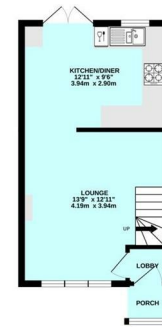
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

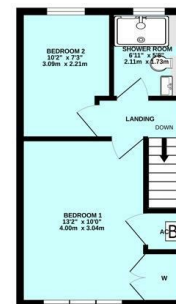


## Floor Plans

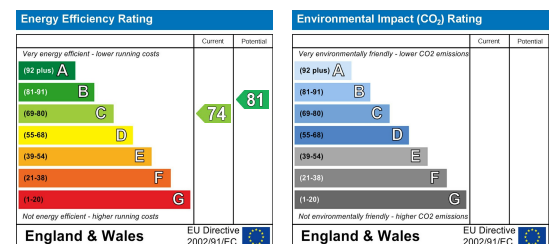
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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