



30 Ashford Close

Mannamead, Plymouth, PL3 5AG

Asking Price £220,000



A modern mid-terrace family home located in an elevated position with a good open aspect to the front in Mannamead. The accommodation comprises porch, entrance hall, lounge, dining room, kitchen, 3 bedrooms & a modern bathroom. There are gardens to the front & enclosed to the rear. The property has the benefit of a single garage. Externally the property can be approached from the front & rear.



ASHFORD CLOSE, MANNAMEAD, PLYMOUTH, PL3 5AG

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens to the entrance porch.

PORCH 5'11" x 3'2" (1.81 x 0.97)

Tiled floor. uPVC double-glazed window to the front. Wooden door with glazed panel. Obscured glazed panels to one side open to the entrance hall.

ENTRANCE HALL 10'9" x 5'7" (3.3 x 1.72)

Staircase rising to the first floor landing. Wood flooring. Wooden door with glazed panels opens into the kitchen. Further door opens to the lounge.

LOUNGE 13'1" x 10'9" (3.99 x 3.28)

Wood flooring. uPVC double-glazed window to the front. Television point. Square arch opens to the dining room.

DINING ROOM 9'2" x 8'9" (2.8 x 2.68)

Wood flooring. Ample space for dining table. uPVC double-glazed French doors open to the rear garden.

KITCHEN 10'0" x 9'1" (3.05 x 2.79)

Matching base & wall mounted units to include integrated oven & dishwasher. Space for an upright fridge/freezer. Roll edge laminate work surfaces have inset 4 ring gas hob with stainless steel hood over. Tiled splash-back. Stainless steel sink unit with mixer tap & single drainer. Wall mounted Worcester combination boiler. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opens to the rear garden. Tiled effect laminate wood flooring.

FIRST FLOOR LANDING 8'3" x 6'7" (2.53 x 2.03)

Access hatch to roof void. Doors leading off to bedrooms & bathroom.

BEDROOM ONE 11'5" x 10'5" (3.5 x 3.2)

uPVC double-glazed window to the front.

BEDROOM TWO 10'5" x 8'6" (3.2 x 2.61)

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

BEDROOM THREE 8'3" x 7'7" (2.54 x 2.32)

uPVC double-glazed window to the front. Fitted wardrobes. Wood flooring.

BATHROOM 9'0" x 5'4" (2.75 x 1.65)

Attractive matching suite of panelled bath with fitted shower over with dual shower heads both handheld & rainfall. Close coupled wc. Wash hand basin inset into white high gloss vanity storage cupboards below with tiled splash back. Part-tiled walls. Obscured uPVC double-glazed window to the rear. Ceiling spotlights. Tiled effect laminate wood flooring.

OUTSIDE

The property is approached via a paved path with a couple of steps leading to the front door, bordered on one side by a section of lawn with stone chipped area to the rear & flower bed to the other side.

GARDEN

To the rear an enclosed garden which consists of a large porcelain tiled patio area providing ample seating space. Courtesy door into the wc/utility. Steps lead up through the garden to a couple of terraces, laid to stone chippings. A wooden courtesy gate gives access to where the garage is located.

WC/UTILITY 8'11" x 2'8" (2.74 x 0.82)

Plumbing for a washing machine. Space for a tumble dryer. Close coupled wc.

GARAGE 16'6" x 8'11" (5.05 x 2.74)

Up & over door.

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.

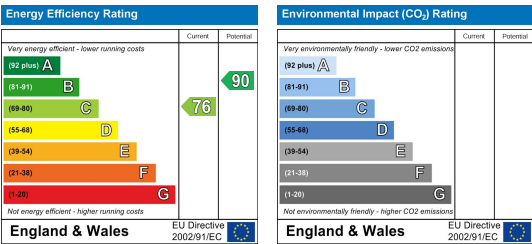
Area Map



Floor Plans



Energy Efficiency Graph



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