



## 24 Briarleigh Close

Mainstone, Plymouth, PL6 8RT

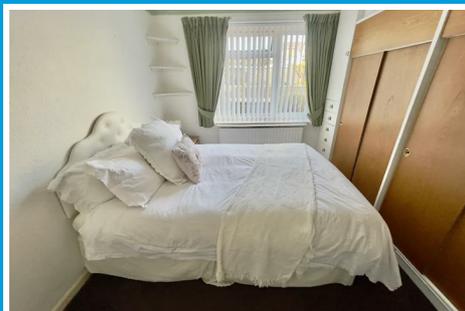
Guide Price £350,000



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## BRIARLEIGH CLOSE, MAINSTONE, PLYMOUTH, PL6 8RT

**GUIDE PRICE £350,000 - £375,000**

### LOCATION

Found in this relatively quiet tucked away position towards to the end of the cul-de-sac of Briarleigh Close in this popular mainly residential area of Mainstone with a number of local services & amenities to hand. A short walking distance into Plymbridge Woods with lovely walks into Plymbridge Valley. The position is convenient for access into the city & close by connection to major routes in other directions.

### SUMMARY

GUIDE PRICE £350,000 - £375,000. A detached bungalow built in the 1970s as part of a self-build group with a southerly facing garden & standing on a generous-sized rectangular shaped plot. Long wide drive allowing off-road parking & useful garage . The accommodation comprising a spacious lounge/dining room, conservatory, fitted integrated kitchen, 3 bedrooms, bathroom & separate wc. Vacant & no onward chain.

### ACCOMMODATION

uPVC part double-glazed front door opens into the central reception hall with useful storage including an airing cupboard & an adjacent boiler cupboard housing the Baxi 830 combination boiler installed around 4 years ago servicing the central heating &

domestic hot water. Spacious lounge/dining room with window to the side, windows & french doors overlooking & opening into the good-sized conservatory set overlooking the rear garden. Fitted integrated kitchen with window & side door. Appliances including Bosch washing machine, 4 ring gas hob with extractor hood over, Indesit fridge/freezer, Select dishwasher & Select diplomat 920 electric oven. Serving hatch into the dining area. 3 good sized bedrooms all having fitted storage facilities. A bathroom with bath, wash hand basin & shower. A separate wc.

The property stands on a good-sized rectangular shaped plot. Front garden. Long private wide drive providing off-street parking for various vehicles in line & giving access to the side set detached garage which has power & lighting. To the rear a southerly facing enclosed rear garden with patio, lawn borders enjoying a good degree of privacy. From the property & conservatory at the rear there are long views looking across the valley in a southerly direction.

The property built circa 1976 as part of a self-build group.

Vacant. No onward chain.

### HALL

### LOUNGE/DINING ROOM

21'9 x 15'9 max (6.63m x 4.80m max)

## CONSERVATORY

11'2 x 8'7 (3.40m x 2.62m)

## KITCHEN

9'10 x 9'11 (3.00m x 3.02m)

## BEDROOM ONE

11'10 x 11'5 (3.61m x 3.48m)

## BEDROOM TWO

11'11 x 9'9 max (3.63m x 2.97m max)

## BEDROOM THREE

10'10 x 8'1 max (3.30m x 2.46m max)

## BATHROOM

7'6 x 5'4 (2.29m x 1.63m)

## WC

4'7 x 2'11 (1.40m x 0.89m)

## GARAGE

19'9 x 10'4 approx internal measurements  
(6.02m x 3.15m approx internal  
measurements)

## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES

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



## Road Map



## Hybrid Map

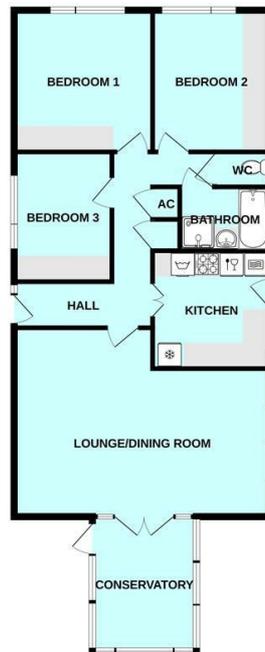


## Terrain Map



## Floor Plan

GROUND FLOOR

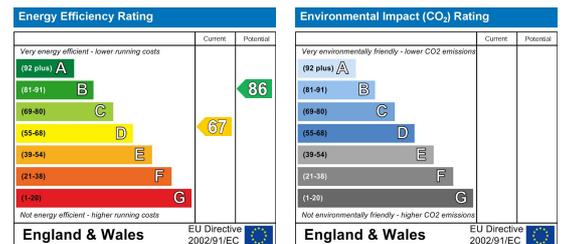


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## Viewing

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



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