



## 109 Fountains Crescent

Pennycross, Plymouth, PL2 3RE

£190,000



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## FOUNTAINS CRESCENT, PENNYCROSS, PLYMOUTH, PL2 3RE

### SUMMARY

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### LOCATION

The property is located on the southerly side of Fountains Crescent in this pleasant mainly residential area.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH 4'3 x 2'1 (1.30m x 0.64m)

uPVC double-glazed windows on 3 sides. Door into;

##### HALL 12'6 x 5'11 overall (3.81m x 1.80m overall)

Staircase rises in a straight run to the first floor. Under-stairs storage cupboard.

##### LOUNGE 13'2 x 12'8 (4.01m x 3.86m)

Picture window to the front. Feature fireplace. Door into;

##### DINING ROOM 14'2 maximum x 8'11 (4.32m maximum x 2.72m)

uPVC double-glazed window & double-glazed door to the rear garden. Door into;

##### KITCHEN 10'11 x 9'7 maximum (3.33m x 2.92m maximum)

Windows to the side. Basic fittings with work surfaces, Leisure stove, 1.5 bowl sink unit & under-stairs storage cupboard.

##### SHOWER ROOM 8'6 x 5'7 (2.59m x 1.70m)

Window to the side. Shower, wc & wash hand basin.

#### FIRST FLOOR

##### LANDING

Window to the side.

##### BEDROOM ONE 13'3 x 10'4 maximum (4.04m x 3.15m maximum)

Window to the front. Range of fitted wardrobe & cupboard storage along 2 sides.

##### BEDROOM TWO 11'1 x 10'3 (3.38m x 3.12m)

Window to the rear.

##### BEDROOM THREE 8'4 x 8'2 (2.54m x 2.49m )

Window to the front.

#### BATHROOM

Window to the side. Bath & wash hand basin. Airing cupboard houses the Vaillant Eco Tech Pro 28 gas fired boiler servicing the central heating & domestic hot water.

##### WC 4'4 x 2'6 (1.32m x 0.76m)

Window to the side. White close coupled wc.

#### EXTERNALLY

Gardens to the front, side & rear. Three outbuildings including store, outside wc & garden store, brick built.

#### COUNCIL TAX

Plymouth City Council  
Council Tax Band: A

#### SERVICES PLYMOUTH

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

## Area Map

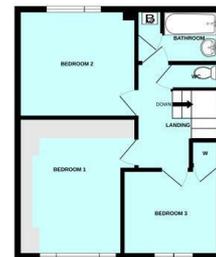


## Floor Plans

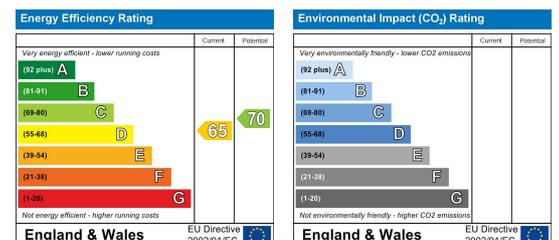
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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