



## 25 Patterdale Walk

Estover, Plymouth, PL6 8XB

£215,000



A mid-terrace family home on a walkway in Estover with a front & enclosed rear garden. The accommodation comprises an entrance hall, lounge & an open-plan kitchen/diner on the ground floor. There are 3 bedrooms, a shower room & separate wc on the first floor. The property is double-glazed & is gas centrally heated.



**PATTERDALE WALK, ESTOVER, PLYMOUTH, PL6 8XB**

**ACCOMMODATION**

Entrance via a uPVC double-glazed door which opens into the entrance hall.

**ENTRANCE HALL 11'0" x 8'9" (3.37 x 2.68)**

Staircase rises to the first floor landing. Doors leading to the under-stairs large storage cupboard, the lounge & open-plan kitchen diner.

**LOUNGE 11'0" x 12'4" (3.37 x 3.78)**

Two uPVC double-glazed windows to the rear. A wooden door with glazed panels opens into the kitchen diner.

**KITCHEN DINER 21'7" x 8'1" (6.6 x 2.47)**

Matching base & wall mounted units to include space for a tumble dryer & cooker with filter hood over. Roll edge laminate work surfaces have inset 1.5 bowl sink unit with a mixer tap & tiled splash-back. Door to a large storage cupboard with shelves & plumbing for the washing machine. uPVC double-glazed window to the front. Oak effect laminate wood flooring. Ample space for a dining table in the dining area with uPVC double-glazed French doors opening to the rear garden.

**FIRST FLOOR LANDING 15'1" x 2'11" (4.6 x 0.91)**

Doors leading to the bedrooms, shower room, wc & airing cupboard which houses the Worcester boiler & is part shevled.

**BEDROOM ONE 12'5" x 10'4" (3.78m x 3.15m)**

uPVC window to the rear overlooking the garden.

**BEDROOM TWO 12'5" x 8'8" maximum (3.79m x 2.66m maximum)**

Door to a fitted wardrobe with hanging rail shelving. uPVC double-glazed window to the rear overlooking the garden.

**BEDROOM THREE 8'9" x 6'5" (2.68m x 1.96m)**

Laminate wood flooring. uPVC double-glazed window to the front.

**SHOWER ROOM 5'6" x 5'1" (1.68 x 1.57)**

Enclosed shower cubical with twin shower heads, both rainfall & handheld. Wash hand basin inset into high gloss vanity storage cupboards below. Matching white high gloss tall boy. Walls are aqua panelled. Wall mounted mirrored medicine cabinet with fitted light. Obscured uPVC double-glazed window to the front. Grey wood effect laminate flooring.

**WC 5'5" x 2'5" (1.67 x 0.76)**

Close coupled wc. Walls are aqua boarded. Grey wood effect laminate flooring. Obscured uPVC double-glazed window to the front.

**OUTSIDE**

The property is approached via a wooden gate which gives access to the front door where there are 2 storage sheds. The main front garden on both sides has flower beds with inset shrubs & rose plants.

**GARDEN**

To the rear an open covered porch area & enclosed garden which consists of a paved patio seating area. The path bisects the garden with a pond to one side & area of stone chippings to the other with a raised flower bed & shrub border. A path leads down to a pergola which gives access to steps which lead down to 2 vegetable patches, which have inset runner beans & raspberry plants. Down to a hardstand where there stands a wooden garden shed & a greenhouse.

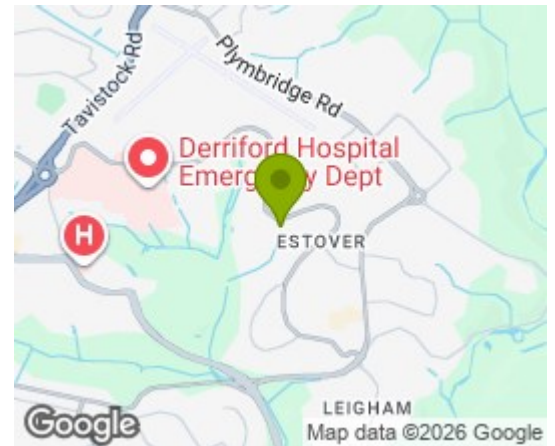
**COUNCIL TAX**

Plymouth City Council  
Council Tax Band:

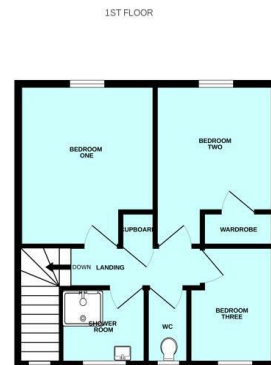
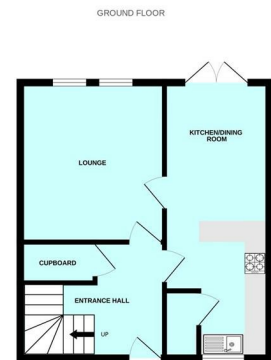
**SERVICES PLYMOUTH**

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

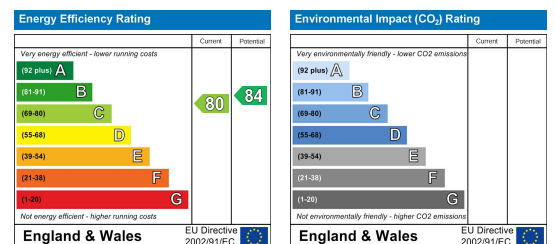
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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