



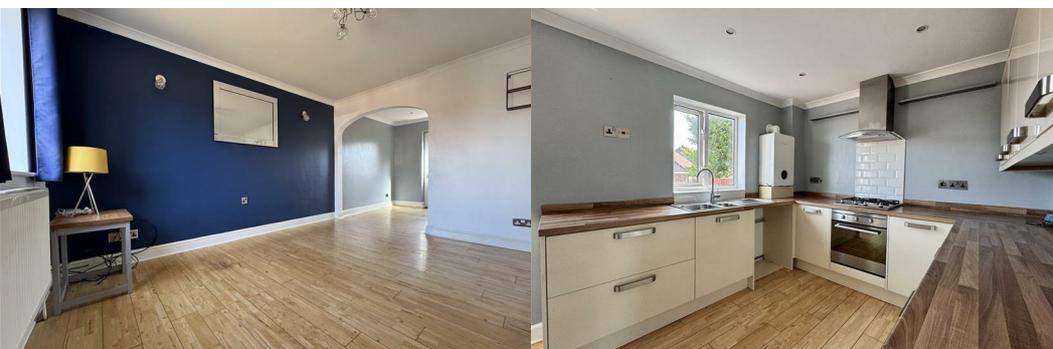
## 18 Hargreaves Close

Kings Tamerton, Plymouth, PL5 2UB

**Offers Over £180,000**



Well presented mid-terrace, modern family home located in a popular cul-de-sac in Kings Tamerton. The accommodation comprises entrance hall, lounge, open-plan kitchen/diner on the ground floor. There are 2 bedrooms & bathroom on the first floor. The property has gas central heating & double glazing. There is a front & enclosed rear garden with an allocated parking space a short walk from the property. No onward chain.



## HARGREAVES CLOSE, KINGS TAMERTON, PLYMOUTH, PL5 2U

### ACCOMMODATION

Entrance via an obscured uPVC double-glazed door into the entrance hall.

### ENTRANCE HALL 5'2" x 4'5" (1.58 x 1.37)

Staircase rising to the first floor landing. Door opens into the lounge.

### LOUNGE 13'5" x 10'10" maximum (4.11 x 3.31 maximum)

uPVC double-glazed window to the front. Wood effect laminate flooring. Door to under stairs storage cupboard. Archway opens into kitchen/diner.

### KITCHEN/DINER 13'10" x 9'1" (4.22 x 2.77)

Attractive cream high gloss matching base & wall mounted units to include integrated Indesit oven, fridge & freezer with space for washing machine. Roll edge laminate work surfaces have inset 4 ring gas hob with extractor hood over. A 1.5 bowl stainless steel sink unit with a mixer tap. Wall mounted Worcester boiler. Ceiling spotlights. Wood effect laminate flooring. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opens to the garden.

### FIRST FLOOR LANDING 6'5" x 6'2" (1.97 x 1.9)

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

### BEDROOM ONE 13'10" narrowing to 10'8" x 10'8" narrowing to 5'7" (4.22m narrowing to 3.25m x 3.25m narrowing to 1.70)

Two uPVC double-glazed windows to the front. Door to a shelved cupboard.

### BEDROOM TWO 12'2" x 7'5" (3.72 x 2.27)

uPVC double-glazed window to the rear with distant views towards Plymouth Sound & the garden.

### BATHROOM 6'1" x 5'5" (1.87 x 1.67)

Matching suite of panelled bath with electric Mira shower over, wall mounted wash hand basin & close coupled wc with hidden cistern. Chrome heated towel rail. Part tiled walls. Obscured uPVC double-glazed window to the rear. Ceiling spotlights. Extractor fan.

### OUTSIDE

The property is approached via a concrete path bordered on one side by a section of lawn. A short walk away from the property is the allocated car parking space.

### GARDEN

To the rear an enclosed garden with a large decked seating area. Outside tap. A couple of steps lead down to a section of lawn.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES PLYMOUTH

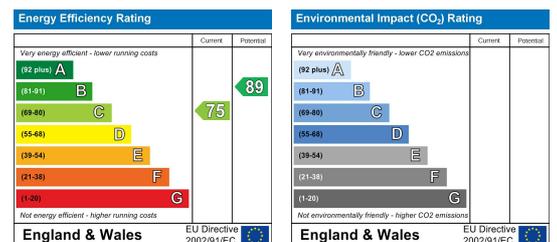
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



## Floor Plans

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.