



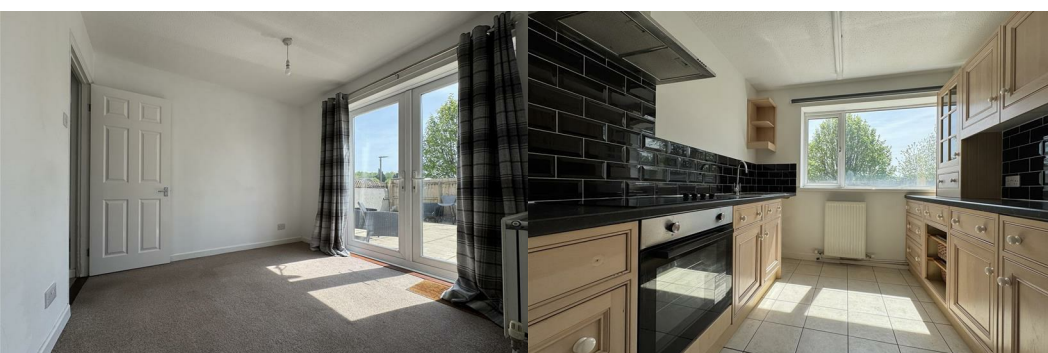
96 Langdale Gardens

Estover, Plymouth, PL6 8SW

£190,000



A mid-terraced family home located in Eggbuckland on a walkway being sold vacant with no onward chain. The accommodation comprises of an entrance hall, lounge, dining room, kitchen & cloakroom on the ground floor. There are 3 bedrooms & a shower room on the first floor. There is an enclosed south-facing rear garden.



LANGDALE GARDENS, ESTOVER, PLYMOUTH, PL6 8SP

ACCOMMODATION

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

ENTRANCE HALL 14'9" x 5'8" maximum (4.52m x 1.75m maximum)

Staircase rising to the first floor landing with an open recess under. Doors leading to the cloakroom, kitchen, dining room, lounge & meter cupboard.

CLOAKROOM 5'9" x 2'5" (1.76m x 0.74m)

Matching suite of close coupled wc, wall mounted wash hand basin with tiled splash-back & obscured double-glazed window to the front. Tiled floor.

LOUNGE 15'7" x 11'3" (4.76m x 3.43m)

Dual aspect room with obscured uPVC double-glazed window to the front. uPVC double-glazed window to the rear overlooking the garden. An archway opens into the dining room.

DINING ROOM 9'5" x 8'9" (2.88m x 2.67m)

uPVC double-glazed French doors open out to the rear garden.

KITCHEN 9'5" x 8'4" (2.88m x 2.56m)

Matching base & wall mounted units to include an integrated oven with position for a fridge/freezer & washing machine. Roll edge laminate work surfaces have inset stainless steel sink unit with mixer tap & Indesit ceramic hob. Black brick-style splash-back. A stainless steel cooker hood. Tiled floor. uPVC double-glazed window to the rear overlooking the garden.

FIRST FLOOR LANDING 13'7" x 5'8" maximum (4.15m x 1.74m maximum)

Access hatch to roof void. Doors leading to the bedrooms, shower room & airing cupboard which houses the Worcester combination boiler. Obscured uPVC double-glazed window to the front.

BEDROOM ONE 13'3" x 9'4" (4.06m x 2.87m)

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

BEDROOM TWO 12'7" x 8'5" (3.85m x 2.57m)

Bi-fold door opens to the walk-in wardrobe. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 9'5" x 6'8" (2.88m x 2.04m)

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

SHOWER ROOM 6'6" x 5'8" (1.99m x 1.75m)

Matching suite of shower cubicle with fitted shower, pedestal wash hand basin & close coupled wc. Obscured uPVC double-glazed window to the front.

OUTSIDE

To the fore of the property is a small shed. To the rear an enclosed south-facing garden with a large paved patio & section of lawn. A timber shed towards the rear boundary. Steps lead down to a gate which gives access to a first come, first served basis parking area.

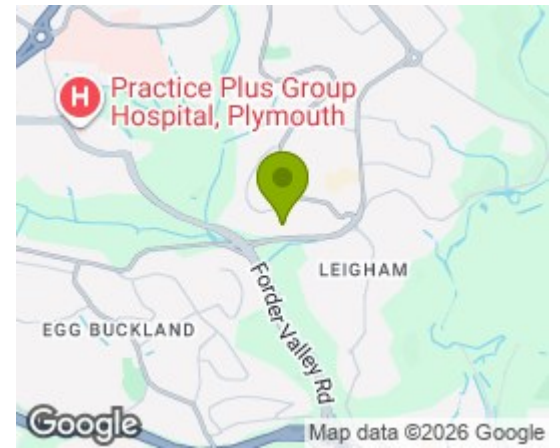
COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

Area Map

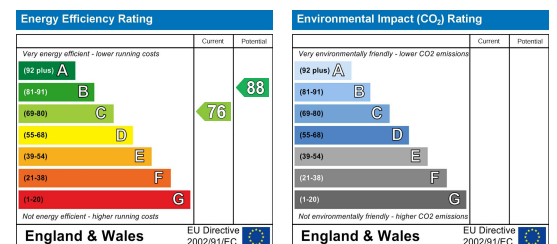


Floor Plans



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Energy Efficiency Graph



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