Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



12 Dayton Close

Crownhill, Plymouth, PL6 5DX

Offers In The Region Of £260,000

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A substantial 3 bedroom semi-detached home, well-maintained by the current owner & with no onward chain. The double-glazed property features a 4 year old Ideal boiler, a spacious front lounge & a generous kitchen/diner that opens into a bright rear sunroom. Outside benefits from a large carport, storage room & external wc. Upstairs provides 3 double bedrooms & a family bathroom.







DAYTON CLOSE, PLYMOUTH, PL6 5DX

SUMMARY

A substantial semi-detached house built circa 1971 with well proportioned accommodation laid out over 2 storeys. The property has been maintained & looked after over the years by the present owner & has the benefit of a replacement Ideal boiler installed around 4 years ago, servicing the central heating & domestic hot water. The benefit of double-glazing. The ground floor comprises an entrance hallway having 2 storage cupboards, a spacious lounge to the front with wide picture window, a generous sized fitted kitchen/dining room, this room originally opened to the lounge and could be opened up again if desired. A spacious sun room off the kitchen, overlooking the back garden. A large carport giving access to a store & an outside wc. At first floor level, the landing gives access to the 3 double bedrooms & a bathroom/wc. Vacant with no onward chain.

LOCATION

Found in this popular cul-de-sac of Dayton Close, part of Crownhill & with a good variety of local services & amenities to hand. The position is convenient for access into the city & close-by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL 6'4 x 2'11 (1.93m x 0.89m)

2 storage cupboards.

LOUNGE 16'4 including stairwell x 11'11 (4.98m including stairwell x 3.63m)

Wide picture window to the front with open views. Staircase turns & rises to the 1st floor.

FIRST FLOOR

LANDING

BEDROOM ONE 13'10 x 11'11 maximum (4.22m x 3.63m maximum)

Wide picture window to the front with far reaching views. Built-in wardrobe.

BEDROOM TWO 11'11 x 9'2 (3.63m x 2.79m)

Window to the front with long views. Fitted wardrobe.

BEDROOM THREE 11'9 x 9'1 (3.58m x 2.77m)

Window to the rear. Fitted wardrobe.

BATHROOM 8' x 6'10 overall (2.44m x 2.08m overall)

Window to the rear. Bath. Wash-hand basin. Wc. Shower.

EXTERNALLY

Drive with space for 2 vehicles, giving access to the generous sized carport. The property is set back & slightly elevated above the road with a lawned front garden. To the rear, a terraced enclosed back garden.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

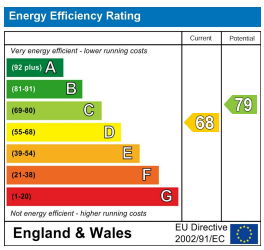
Area Map

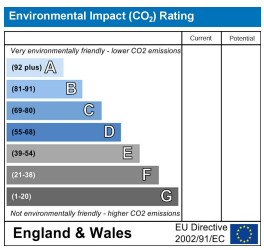


Floor Plans



Energy Efficiency Graph





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