



## 27 Pendennis Close

Hartley Vale, Plymouth, PL3 5SJ

£475,000



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## PENDENNIS CLOSE, HARTLEY VALE, PL3 5SJ

### LOCATION

Tucked away at the end of the cul de sac of Pendennis Close in the popular, established residential area of Hartley Vale with a good variety of local services and amenities nearby. The position is convenient for access into the city and close by connections to major routes in other directions.

### RECENT IMPROVEMENTS

The property has been recently upgraded with 'as new' Magnet fitted integrated kitchen, redecoration & many new carpets. A spacious home offering a flexible & adaptable layout.

### ACCOMMODATION

uPVC part double glazed front door into:

### GROUND FLOOR

#### ENTRANCE LOBBY

5'10 x 3'4 (1.78m x 1.02m)

Meter cupboard housing consumer unit and electric meter.

#### WC

Window to the side. White WC and pedestal wash hand basin.

#### INNER HALL

13'2 x 5'10 (4.01m x 1.78m)

Staircase rises in a straight run to the first floor.

#### LOUNGE

15'11 x 11'8 overall (4.85m x 3.56m overall)

Picture window to the front, feature fireplace, double glazed patio door opens to:

#### LEAN TO

20'3 x 5'9 (6.17m x 1.75m)

Door to the back garden.

#### DINING ROOM

10'9 x 9'8 (3.28m x 2.95m)

Window to rear.

#### KITCHEN/BREAKFAST ROOM

15'11 x 10'5 max (4.85m x 3.18m max)

New fitted Magnet kitchen incorporating excellent storage, 2 corner carousel cupboards, pull out larder & soft close drawers. Integrated appliances include dishwasher, washer/dryer, double oven/grill, wine fridge & double bin drawer.

#### CORRIDOR

17' x 2'11 (5.18m x 0.89m)

Doors to the front and rear garden. Further door into:

#### ROOM

17'2 x 8'9 (5.23m x 2.67m)

The former garage. Window to the rear. Housing the floor standing Worcester gas fired boiler servicing the central heating and domestic hot water.

### FIRST FLOOR

#### LANDING

Window to the front. Access hatch to the loft. Shelved cupboard.

## MASTER BEDROOM

12'3 x 9'3 (3.73m x 2.82m)

Picture window to the front.

## WALK IN DRESSING ROOM

6' x 5'5 (1.83m x 1.65m)

Window to the rear.

## EN SUITE BATHROOM

Window to the rear. White suite with bath, WC and wash hand basin.

## BEDROOM TWO

11'10 x 8'7 (3.61m x 2.62m)

Picture window overlooking the rear garden.

## BEDROOM THREE

13'11 x 6'5 (4.24m x 1.96m)

Picture window overlooking the rear garden.

## BEDROOM FOUR

9'7 x 7'5 (2.92m x 2.26m)

Window overlooking the rear.

## BEDROOM FIVE

8'10 x 7' (2.69m x 2.13m)

Picture window to the front.

## FAMILY BATHROOM

Fitted suite with 'P' panelled bath with mixer tap and Triton electrically heated shower over, close coupled WC and pedestal wash hand basin.

## SHOWER ROOM

Separate thermostatic shower with aqua panels.

## EXTERNALLY

A concrete drive provides off street parking for two vehicles in line. A front garden. Side access. Generous size rear garden with lawned areas, decked patio.

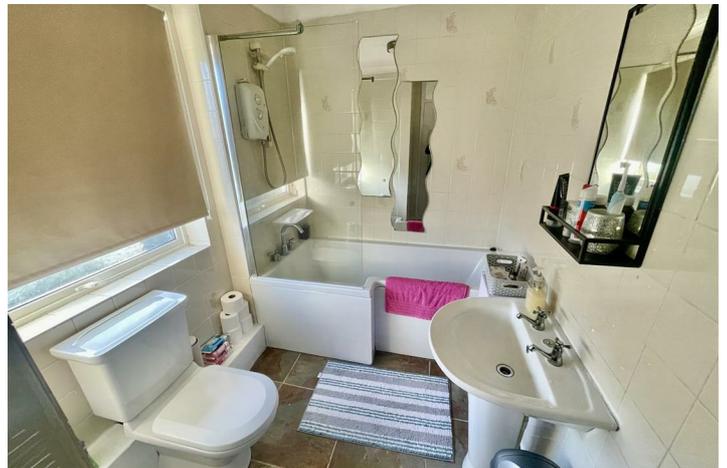
## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES

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



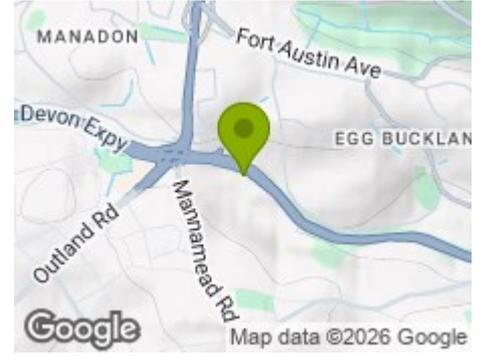
## Road Map



## Hybrid Map

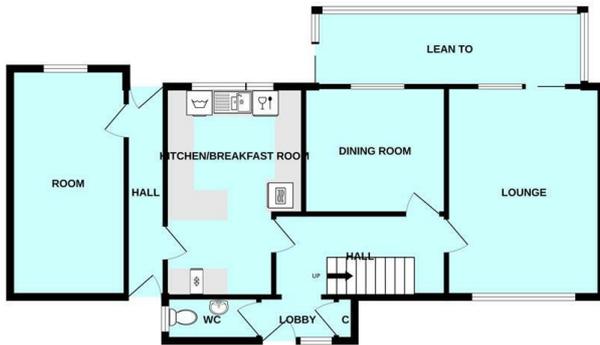


## Terrain Map



## Floor Plan

GROUND FLOOR



1ST FLOOR

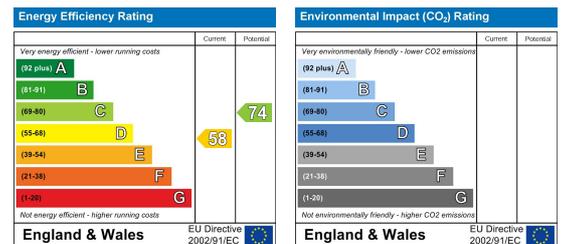


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## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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