Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



46 Farm Lane

Honicknowle, Plymouth, PL5 3PH

£220,000

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A modern mid-terraced family home offering a fantastic size rear garden perfect for families to entertain in. The accommodation comprises of entrance hall, open plan lounge/diner with French doors opening out to the rear garden, a modern kitchen with large separate utility area. On the first floor are the 3 bedrooms & a shower room. The property is gas centrally heated & has double-glazing. There is a front garden & lovely enclosed rear garden.







46 FARM LANE, HONICKNOWLE, PLYMOUTH, PL5 3PH

ACCOMMODATION
Entrance via a composite door with an obscured glazed panel opening up into the entrance hall.

ENTRANCE HALL 8'10" x 5'8" (2.7m x 1.73m)
Staircase rises to the 1st floor landing with under-stairs storage cupboard. Contemporary wall-mounted upright radiator. Square archway opens up into the kitchen.

KITCHEN 9'9" x 8'10" (2.99m x 2.7m)
Attractive matching base & wall mounted units to include an integrated oven & microwave, square edge worktop with inset 1.5 bowl sink unit & mixer tap, 4 ring induction hob with filter hood over. Glazed splashback. uPVC double-glazed window to rear overlooking the garden. uPVC double-glazed door opening up to the rear garden. Grey wood-effect laminate flooring. Ceiling spotlights. Square archway opens up into the utility.

UTILITY 8'10" x 6'8" (2.7m x 2.04m)
Matching base & wall-mounted units with position for American fridge/freezer & washing machine & tumble dryer stack. uPVC double-glazed window to front. Grey wood-effect laminate flooring.

LOUNGE/DINER 18'2" narr 8'11" x 14'0" narr 9'0" (5.56m narr 2.72m x 4.28m narr 2.75m)
Open plan room with designated dining & lounge areas. Lounge has feature media wall with wall-mounted electric fan fire & open recesses with storage cupboards below. uPVC double-glazed curved bay window to front. Carpeted.
Dining area has grey wood-effect laminate flooring. Ample space for dining table. Wall-mounted upright contemporary radiator. uPVC double-glazed French doors open up out to the rear garden.

FIRST FLOOR LANDING
Doors leading off through to the bedrooms & shower room. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM ONE 12'4" x 9'10" (3.78m x 3.01m)
uPVC double-glazed window to the front. Twin doors open up to fitted wardrobe & shelved storage area.

BEDROOM TWO 10'11" x 10'8" (3.34m x 3.26m)
uPVC double-glazed window to front. Access hatch to roof void.

BEDROOM THREE 7'11" x 7'10" (2.42m x 2.41m)
uPVC double-glazed window to the rear overlooking the garden.

SHOWER ROOM 8'7" x 5'3" (2.64m x 1.61m)
Matching suite of close coupled wc, wash-hand basin inset into high gloss vanity storage cupboards below & shower cubicle with dual shower heads both rainfall & hand-held. Heated towel rail. Ceiling spotlights. Two obscured uPVC double-glazed windows to rear. Open storage recess with down lighting.

OUTSIDE
Property is approached via a large section of stone chippings with a stepping stone path leading to the front door. To the rear, an enclosed garden with stone chipped seating area with stepping stones leading to the main section of the garden which is laid to lawn & provides a fantastic space for children to play in.

COUNCIL TAX
Plymouth City Council
Council Tax Band: A

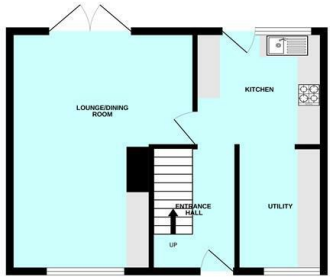
SERVICES
The property is connected to all the mains services: gas, electricity, water & drainage.

Area Map

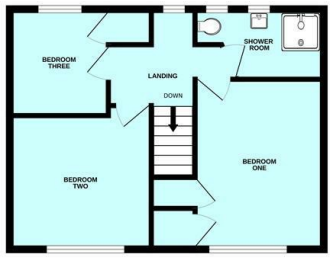


Floor Plans

GROUND FLOOR

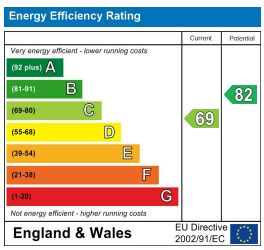


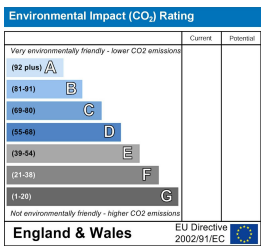
1ST FLOOR



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Energy Efficiency Graph





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