



## 175 Thurlestone Walk

Leigham, Plymouth, PL6 8QJ

**£190,000**



A mid-terrace property located in Leigham within a cul-de-sac road & being sold with no onward chain. The accommodation comprises a porch, store room, entrance hall, lounge, dining room & kitchen on the ground floor. There are 2 double bedrooms, a shower room & wc on the first floor. There is a front & enclosed rear garden.



## THURLESTONE WALK, LEIGHAM, PLYMOUTH, PL6 8QJ

### ACCOMMODATION

Entrance via a uPVC obscured double-glazed leaded light door which opens into the porch.

#### PORCH 5'6" x 2'11" (1.69m x 0.9m)

Obscured uPVC double-glazed window to the rear. Door to storage room. Wooden door with glazed panels opens into the entrance hall.

#### STORE ROOM 7'2" x 6'10" (2.2m x 2.1m)

Light & power available.

#### ENTRANCE HALL 12'8" x 5'10" (3.87m x 1.78m)

Staircase rising to the first floor landing with open recess under. Twin cupboards housing the gas & electric meters. Wooden glazed doors open to the lounge & kitchen. Dado rail.

#### LOUNGE 11'9" x 11'3" (3.59m x 3.45m)

uPVC double-glazed leaded light window to the front. Door to storage cupboard. Archway opens to the dining room.

#### DINING ROOM 9'8" x 9'6" (2.95m x 2.92m)

Ample space for dining table. uPVC leaded light double-glazed window to the rear. Wooden door with glazed panels opens into the kitchen.

#### KITCHEN 8'9" x 7'11" (2.69m x 2.42m)

Matching base & wall mounted units to include space for cooker, washing machine & fridge. Roll edge laminate work surfaces has inset stainless steel sink unit with mixer tap. Tiled splash-backs. uPVC double-glazed window to the rear. Tiled effect vinyl flooring. Obscured uPVC double-glazed leaded light door opens to the rear garden.

#### FIRST FLOOR LANDING 6'9" x 6'0" (2.07m x 1.83m)

Doors leading to the bedrooms, shower room, separate wc & airing cupboard which houses the Worcester combination boiler.

#### BEDROOM ONE 14'11" widening to 18'0" x 8'8" narrowing to 3'7" (4.57m widening to 5.51m x 2.66 narrowing to 1.1m)

uPVC double-glazed leaded light window to the front.

#### BEDROOM TWO 12'9" x 9'8" plus door access (3.9m x 2.96m plus door access)

Array of fitted bedroom furniture including chest of drawers, bedside cabinets & wardrobes running along one wall with further fitted chests. Hanging rail & shelving. Access hatch to roof void. uPVC double-glazed leaded light window to the rear overlooking the garden.

#### WC 5'8" x 2'8" (1.75m x 0.83m)

Close coupled wc with hidden cistern. Part-tiled walls. Tiled floor. Obscured uPVC double-glazed window to the rear.

#### SHOWER ROOM 5'8" x 5'1" (1.75m x 1.55m)

Matching suite of corner shower cubical with fitted electric Mira shower, wash hand basin inset into white high gloss vanity storage cupboards below with mixer tap. Obscured uPVC double-glazed window to the rear. Part-tiled walls. Tiled floor.

### OUTSIDE

The property is approached via a small wooden gate which gives access to a path bordered on both sides by stone chippings which leads to the front door.

### GARDEN

To the rear an enclosed garden which has been laid for ease of maintenance & a paved patio seating area. A path continues from here to a wooden picket gate to the rear, which gives access to a communal parking area. A wooden garden shed stands to the rear boundary.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES PLYMOUTH

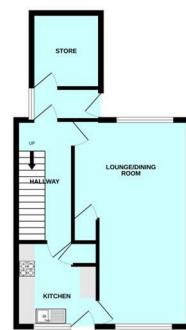
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map

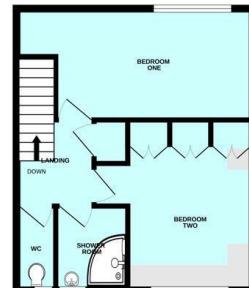


## Floor Plans

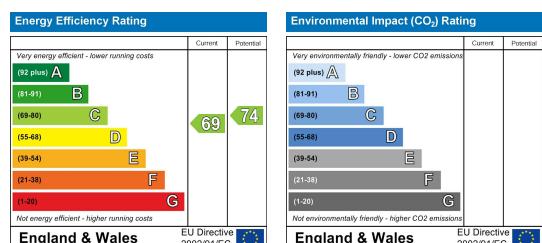
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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