



## 69 Langdale Close

Estover, Plymouth, PL6 8SP

**Offers Over £200,000**



A well maintained mid-terrace property being sold with no onward chain & having off-road parking to the fore. The recently redecorated accommodation comprises an entrance hall, cloakroom, lounge/diner, modern high gloss kitchen with granite work tops, 2 bedrooms, wet room & a study. A section of the garage is left to a store room & there is a rear garden laid for ease of maintenance with a paved patio and & raised flower beds.



## LANGDALE CLOSE, ESTOVER, PLYMOUTH, PL6 8SP

### ACCOMMODATION

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

#### ENTRANCE HALL 8'5" x 7'8" (2.58 x 2.36)

Staircase rising to the first floor landing with open storage area underneath. Doors leading to the cloakroom & lounge/diner.

#### CLOAKROOM 6'6" x 5'10" (1.99 x 1.78)

Close coupled wc & wall mounted wash hand basin. Extractor fan.

#### LOUNGE/DINER 18'4" x 9'8" (5.61 x 2.95)

Ceiling spotlights. uPVC double-glazed window to the rear overlooking the garden. Wall mounted television point. Doorway into the kitchen.

#### KITCHEN 15'5" x 7'5" (4.71 x 2.27)

Attractive matching white high gloss base & wall mounted units to fitted Neff twin oven & spaces for a dishwasher, washing machine, tumble dryer & space for American fridge/freezer. Granite worktops with inset 1.5 bowl sink unit with drain lines & matching up-stands. Ceiling spotlights. Inset 5 ring Bosch stainless steel hob with Samsung filter hood over. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opening to the rear garden. Door opening to the former garage/storage.

#### FORMER GARAGE/STORAGE 9'0" x 5'9" (2.75 x 1.77)

Wall mounted combination boiler. Up & over door.

### FIRST FLOOR LANDING

Doors leading to the bedrooms, study, wet room & 2 storage cupboards.

#### BEDROOM ONE 17'5" narrowing to 13'8" x 8'6" narrowing to 5'9" (5.31 narrowing to 4.17 x 2.6 narrowing to 1.76)

Door to a wardrobe with hanging rail & shelving above. uPVC double-glazed window to the rear overlooking the garden.

#### BEDROOM TWO 13'8" x 8'8" (4.18 x 2.65)

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

#### STUDY 5'7" x 5'4" (1.71 x 1.63)

uPVC double-glazed window to the front.

#### WET ROOM 8'3" x 5'4" (2.52 x 1.65)

Walk-in shower area, close coupled wc & wall mounted wash hand basin with mirrored medicine cabinet above. Tiled walls. Wall mounted chrome heated towel rail. Two obscured uPVC double-glazed windows to the front. Ceiling spotlights. Extractor fan.

### OUTSIDE

The property is approached via a driveway allowing off-road parking for up to 2 vehicles to the front.

### GARDEN

To the rear a couple of steps lead down to the main rear garden, which is laid for ease of maintenance with a large paved patio area. Curved flower bed with inset shrubs & plants. Barbecue section. Small under stepped storage area & a wooden gate which leads out to a pedestrian walkway.

### 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

### Area Map



### Floor Plans



### Energy Efficiency Graph

