Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

10 Bicton Close

Leigham, Plymouth, PL6 8RN

£200,000

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A 3 bedroom end-terrace family home in Leigham. The accommodation comprises entrance hall, cloakroom, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the 1st floor. There is a front garden with paved seating area & an open outlook. A rear garden which is enclosed & laid for ease of maintenance. No onward chain.

BICTON CLOSE, LEIGHAM, PLYMOUTH, PL6 8RN

ACCOMMODATION

Entrance via a uPVC obscured leaded light door which opens into the entrance hall.

ENTRANCE HALL 19'0" x 3'1" widening to 6'1" (5.81 x 0.95 widening to 1.86)

Laminate wood flooring. Obscured uPVC double-glazed window to the front. Doors to the cloakroom, lounge, meter cupboard, under stairs storage cupboard, large cupboard ideal for an upright fridge/freezer & kitchen.

CLOAKROOM 4'7" x 2'9" (1.4 x 0.86)

Low level wc. Wall mounted wash hand basin. Tiled floor. Obscured single-glazed window to the front.

LOUNGE 13'10" x 12'4" (4.24 x 3.77)

Feature fireplace with wood mantle, stone hearth & surround. Wooden plinths for television. Sliding uPVC double-glazed door to the front. Curved arch opens into the dining room.

DINING ROOM 8'8" x 9'3" (2.65 x 2.84)

uPVC double-glazed window to the rear overlooking the garden. Ample space for a dining table. Door into the kitchen.

KITCHEN 9'2" x 8'7" (2.8 x 2.63)

Matching base & wall mounted units to include fitted oven. Space for a washing machine. Roll edge laminate work surfaces have inset 4 ring Zanussi hob with a filter hood over & stainless steel single drainer sink unit. Tiled splash backs. Tiled floor. uPVC double-glazed window to the rear. Obscured uPVC double-glazed door opens to the rear garden.

FIRST FLOOR LANDING 9'11" x 6'5" (3.04 x 1.98)

Access hatch to roof void. Doors leading to the bedrooms, bathroom & airing cupboard.

BEDROOM ONE 12'0" x 8'11" plus the door access (3.68 x 2.72 plus the door access)

Fitted wardrobes running along one wall with hanging rail, shelving & fitted chest of drawers. Matching bed side cabinets to the wardrobes. uPVC double-glazed window to the front with an open outlook.

BEDROOM TWO 12'3" x 8'11" (3.74 x 2.73)

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

BEDROOM THREE 9'10" narrowing to 6'7" x 8'2" narrowing to 4'11" (3 narrowing to 2.03 x 2.51 narrowing to 1.52)

Door to an airing cupboard which is part shelved & houses the Worcester boiler. uPVC double-glazed window to the front with an open outlook.

BATHROOM 6'5" x 5'5" (1.96 x 1.66)

Matching suite of panelled bath with mixer shower attachment & fitted shower over. Pedestal wash hand basin. Close coupled wc. Tiled walls. Wood effect vinyl flooring. Two obscured uPVC double-glazed windows to the rear.

OUTSIDE

The property is approached via a wrought iron gate which gives access to a path which leads to the front door. Bordered on two sides by areas of stone chippings. A large paved patio seating area.

GARDEN

To the rear an enclosed garden which is laid for ease of maintenance. Bin storage area. Outside tap. Large paved patio. Access to a purpose built garden shed. Fitted seating area running along one wall.

COUNCIL TAX

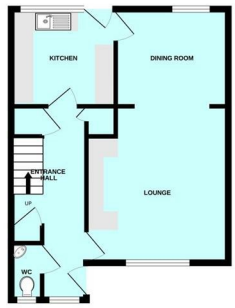
Plymouth City Council
Council Tax Band: B

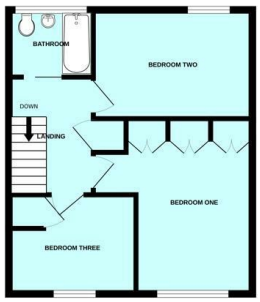
SERVICES PLYMOUTH

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

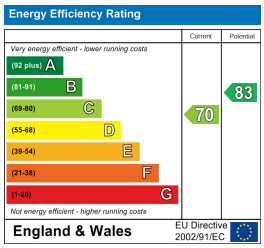
Area Map

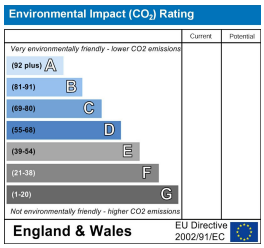
Floor Plans





Energy Efficiency Graph





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