



40 Lake View Close

Holly Park, Plymouth, PL5 4LX

£210,000



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LAKE VIEW CLOSE, HOLLY PARK, PLYMOUTH, PL5 4LX

SUMMARY

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LOCATION

Set in this popular area of Holly Park, close to Tamerton Creek & with walks through to Tamerton Foliot. With nearby woodland & estuary walks. A range of local services found nearby.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 3'2" x 2'9" (0.97m x 0.84m)

Smart mains electric meter.

HALL 3'2" m max wide (0.99 m max wide)

Staircase rises to 1st floor.

FIRST FLOOR

LOUNGE/DINING ROOM 15'10" x 12'11" (4.83m x 3.94m)

Spacious room. Long views towards Tamerton Creek & woodland.

KITCHEN/BREAKFAST ROOM 12'11" x 8'11" (3.94m x 2.72m)

Beautifully presented modern fitted integrated with excellent range of quality built in storage. Window overlooking rear garden & door to the rear. Corian work surfaces & soft close doors, 1.5 bowl under-mounted stainless steel sink, Bosch double oven/grill, upright fridge/freezer, Hotpoint washing machine, Bosch induction hob with extractor hood over & drinks fridge.

SECOND FLOOR

LANDING

Doors off to:-

BEDROOM ONE 12'8" x 12'11" (3.86m x 3.94m)

Window to the front with far reaching valley & woodland views.

BEDROOM TWO 12'4" x 8'1" (3.76m x 2.46m)

Window to the rear.

BATHROOM 8'11" m x 4'5" (2.74 m x 1.37m)

Window to the rear. Quality white suite, bath with Mira Sprint electrically heated shower over, tiled splash backs, close coupled WC & pedestal wash-hand basin.

EXTERNALLY

At the front a private drive 18'3" long & 12'7"wide.

To the rear a landscaped terraced back garden, low maintenance & rising on 3 levels. Laid mainly to paved patios & ideal for alfresco dining, with well established fence & hedge boundaries.

GARAGE 16'0" m x 9'6" max (4.88 m x 2.90m max)

Integral with up & over door. Cold water tap. Mains gas meter. Modern electric consumer unit.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

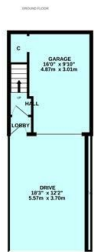
SERVICES

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

Area Map

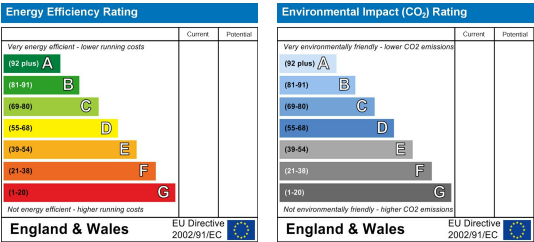


Floor Plans



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Energy Efficiency Graph



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