



## 9 Distine Close

Higher Compton, Plymouth, PL3 6QZ

Offers Over £180,000



Tucked away within a cul-de-sac located in Higher Compton, is this end-terraced property, in need of modernisation. The accommodation comprises a vestibule, open-planned lounge diner, kitchen, 2 bedrooms & a bathroom. Private driveway with an attached garage. No onward chain.



## DISTINE CLOSE, HIGHER COMPTON, PL3 6QZ

### ACCOMMODATION

#### ENTRANCE 4'1" x 3'3" (1.27 x 1.01)

The entrance to the property is through a uPVC obscured double-glazed door which opens up into the vestibule. A door opens up into a lounge/diner;

#### LOUNGE/DINER 23'5" x 12'11" (7.16 x 3.96)

Incorporating the staircase which rises to the first floor landing with an open area underneath, wall mounted gas fire, uPVC double-glazed window to the front. The room has ample space for a dining table. uPVC double-glazed door opens out to the rear garden. A sliding door opens into the kitchen;

#### KITCHEN 9'4" x 5'3" (2.87 x 1.61)

A matching base & wall mounted units to include spaces for cooker, washing machine and an upright fridge freezer. Roll edge laminate work surfaces have inset stainless steel sink unit. Tile splashback. uPVC double-glazed window to the rear.

### FIRST FLOOR LANDING

Doors leading off into the bedrooms & bathroom. Access hatch to roof void. uPVC double-glazed window to side.

#### BEDROOM ONE 12'11" x 9'7" (3.95 x 2.94)

uPVC double-glazed window to the front with distant views over Plymouth, wall mounted gas fire, doors to storage cupboards.

#### BEDROOM TWO 10'2" x 7'0" (3.1 x 2.14)

uPVC double-glazed window to the rear.

#### BATHROOM 6'10" x 5'6" (2.1 x 1.7)

Matching suite with pannelled bath with mixer shower attachment, wc & wash hand basin. Part-tiled walls, obscure uPVC double-glazed window to the rear.

### OUTSIDE THE PROPERTY

The property is approached via a driveway, allowing parking for up to 2 vehicles to the garage. Steps up to a path which leads to the front door, where there is bin storage & the main section of the front garden which is shrubs and lawn. To the rear we have an enclosed garden, paved patio seating area & steps which lead up to the garden which is over a couple of terraces with shrubs and plants.

#### GARAGE 15'2" x 7'8" (4.63 x 2.36)

The garage is entered via an up-&-over door. Courtesy door to the rear.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES

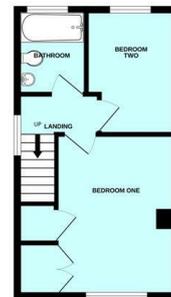
The property is connected to all the mains services: gas, electricity, water and drainage.

### Area Map

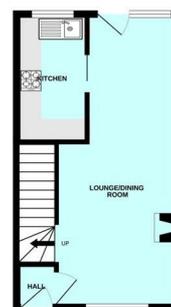


### Floor Plans

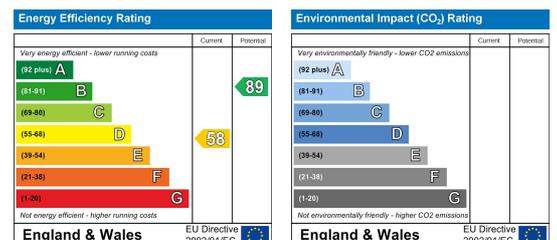
1ST FLOOR



GROUND FLOOR



### Energy Efficiency Graph



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