



75 Dartmouth Walk

Leigham, Plymouth, PL6 8PX

£155,000



Tucked away on a walkway in Leigham is this mid-terraced property in need of some updating & being sold with no onward chain. The accommodation comprises an entrance hall, cloakroom, lounge/diner & kitchen on the ground floor. There are 2 bedrooms, a shower room & separate wc on the first floor. There is a front & rear garden. No onward chain.



DARTMOUTH WALK, LEIGHAM, PLYMOUTH, PL6 8PX

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens into the entrance hallway. We have a uPVC double-glazed window to the front.

ENTRANCE HALL 13'2" x 5'10" (4.02 x 1.8)

Staircase rising to the first floor landing with open storage area underneath. Doors leading to the kitchen, shelved cupboard & lounge. Bi-fold door opens to a cloakroom.

CLOAKROOM 4'3" x 2'10" (1.3 x 0.87)

Matching suite of close coupled wc & pedestal wash hand basin.

KITCHEN 9'10" x 8'9" (3.02 x 2.69)

Matching base & wall mounted units to include integrated oven & microwave, slimline dishwasher & spaces for a washing machine & a fridge/freezer. Door to meter storage cupboard with shelving. Roll edge laminate work surfaces have inset 4 ring gas hob with tiled splash-back & stainless steel sink unit with mixer tap. uPVC double-glazed window to the front. Wall mounted Worcester boiler. Wooden door with glazed panels opens to the lounge.

LOUNGE 14'11" x 9'7" plus door access (4.55 x 2.94 plus door access)

uPVC double-glazed window to the rear. Wooden door with obscured glazed panels opens to the outer hall.

OUTER HALL 4'0" x 3'4" (1.23 x 1.02)

Door to a purpose built storage shed. Obscured uPVC double-glazed door opens out to the rear garden.

FIRST FLOOR LANDING 6'0" x 5'11" (1.84 x 1.82)

Doors leading to the bedrooms, shower room & wc.

BEDROOM ONE 11'8" x 9'5" (3.58 x 2.89)

uPVC double-glazed window to the front. Doors to storage cupboards.

BEDROOM TWO 14'11" x 9'4" maximum (4.56 x 2.85 maximum)

Two uPVC double-glazed windows to the rear overlooking the garden.

SHOWER ROOM 8'7" x 5'0" maximum (2.64 x 1.53 maximum)

Pedestal wash hand basin & enclosed shower cubical with fitted shower. Roof light.

WC 5'3" x 2'8" (1.62 x 0.83)

Close coupled wc. Roof light.

OUTSIDE

The property is approached via a paved path which leads to the front door & a shed.

GARDEN

To the rear an enclosed garden laid for ease of maintenance. A couple of steps lead up to a path leading out to the communal rear parking area. Gardens laid to a rockery with some inset shrubs & plants.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

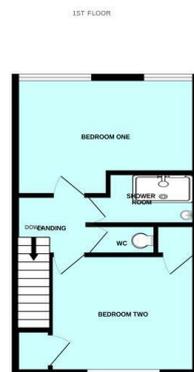
SERVICES PLYMOUTH

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

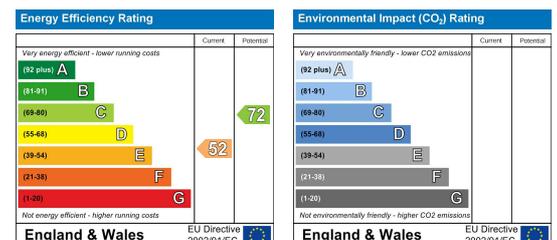
Area Map



Floor Plans



Energy Efficiency Graph



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