Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



103 Wall Street

Devonport, Plymouth, PL1 4GP

£240,000

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A modern extended end-terrace family home located in Devonport with off-road parking for 2 vehicles. The accommodation comprises an entrance hall, modern kitchen, open-plan lounge/diner, 3 bedrooms, with the master having an en-suite, dressing area & a family bathroom. To the rear is an enclosed rear garden laid for ease of maintenance. No onward chain.







WALL STREET, DEVONPORT, PLYMOUTH, PL1 4GP

ACCOMODATION

ENTRANCE
Entrance via a composite front door with an obscured glazed panel which opens up into the entrance hall.

ENTRANCE HALL 13'7" x 6'9" (4.16m x 2.07m)
Footwell when entering into the entrance hall with a staircase rising to the first floor landing with an under-stairs storage cupboard. Doors leading off into a meter cupboard, into the kitchen/breakfast room and also into the lounge/diner.

KITCHEN/ BREAKFAST ROOM 13'8" x 6'4" (4.17m x 1.95m)
Attractive matching basin and wall-mounted units to include fitted twin SMEG oven. Position for an American fridge/freezer. Space for a washing machine & integrated dishwasher. Roll-edge laminate work surface which has inset 4 ring stainless steel hob with stainless steel splashback, matching up-stands & 1.5 sink unit with mixer tap. uPVC double-glazed window to front. SMEG extractor fan. Ceiling spotlights. Breakfast bar area.

LOUNGE/DINER 13'6" x 12'9" (4.12m x 3.89m)
Ample space for a dining table & sofas. Twin French doors. uPVC double-glazed with windows on either side opening up out to the rear garden.

FIRST FLOOR LANDING 13'2" x 6'11" (4.02m x 2.12m)
Doors leading through to two bedrooms, bathroom & shelved airing cupboard which houses a Potterton boiler. Staircase leas up to second floor where master bedroom lies.

BEDROOM TWO 13'6" x 8'3" maximum (4.12m x 2.52m maximum)
Twin-fitted wardrobes running along 1 wall with hanging-around shelving. uPVC double-glazed window to rear, overlooking the garden.

BEDROOM THREE 11'5" narrowing to 6'2" x 8'8" narrowing to 4'8" (3.5m narrowing to 1.9m x 2.66 narrowing to 1.43m)
Ceiling spotlights. Storage cupboards with hanging-around shelving along 1 wall. L-shaped room. uPVC double-glazed window to front.

BATHROOM 7'1" x 6'3" (2.17m x 1.91m)
Matching suite of a pannelled bath with a fitted shower over. Closed coupled wc. Pedestal wash-hand basin. Chrome heated towel rail. Wood-effect door.

SECOND FLOOR LANDING
Door leading through to master bedroom. Window to front.

MASTER BEDROOM 12'0" x 10'5" (3.67m x 3.19m)
Fitted wardrobes along 1 wall with hanging-around shelving, pull-out drawers & mirrored doors. uPVC double-glazed window to rear.

DRESSING AREA 7'5" x 4'2" (2.27m x 1.28m)
Storage cupboard into eaves.

EN-SUITE 6'5" x 5'2" (1.96m x 1.6m)
Matching suites of shower cubicle with fitted dual shower, both rainfall and hand-held. Closed coupled wc. Wash-hand basin inset into white, high-gloss vanity storage cupboards below. Tiled walls. Grey, wood-effect vinyl flooring. Velux window to the front.

OUTSIDE
Two allocated parking spaces. A wooden gate alongside the property with access to a tarmac path with a shed running along 1 side & leads around into the rear garden. Rear garden is laid for ease of maintenance with a large paved patio seating area. Surrounded on 2 sides by a section of artificial grass & a raised sun-terraced area to 1 side where currently stands a hot-tub which may be negotiated for.

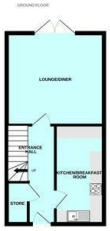
COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

Area Map



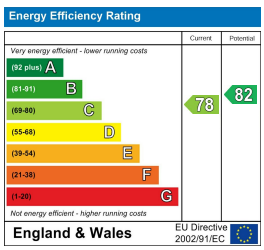
Floor Plans

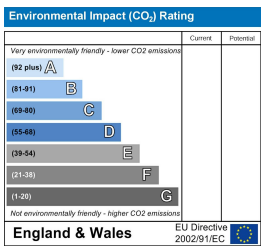






Energy Efficiency Graph





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