



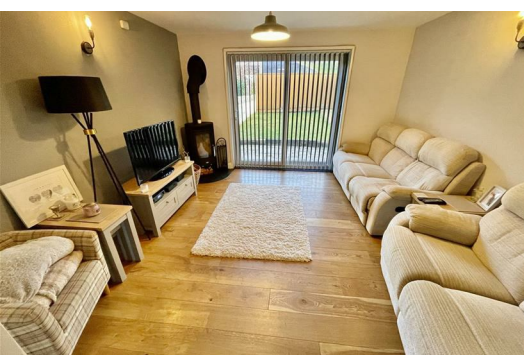
27 Boulter Close

Roborough, Plymouth, PL6 7AY

Offers In Excess Of £200,000



Well presented 1980s built mid-terraced house. Well proportioned accommodation. Gas central heating and uPVC double-glazing. Spacious hall with storage cupboards. Access to downstairs wc/utility area. Generous sized lounge with a patio door overlooking the rear garden & a corner set ABX wood burning stove. Modern fitted integrated kitchen/dining room. 3 bedrooms & well appointed modern fitted bathroom/wc. Private garden to the front & enclosed rear garden. Parking on-street close by.



27 BOULTER CLOSE, ROBOROUGH, PL6 7AY

ACCOMMODATION

A door opens into the hall with useful storage facilities.

HALL 9'8 x 6'5 max (2.95m x 1.96m max)

CLOAKROOM/WC 5'7 x 4'10 (1.70m x 1.47m)

A cloakroom with wc & wash hand basin with space for a washing machine.

LOUNGE 15'7 x 12'5 (4.75m x 3.78m)

Generous sized lounge with patio doors to the rear garden. Storage cupboard. An oval shaped ABX wood burning stove in the corner.

KITCHEN/DINING ROOM 21'7 x 10'2 (6.58m x 3.10m)

Fitted kitchen with integrated appliances including: Indesit oven, four ring Schott Ceram hob with extractor hood over, 1.5 bowl sink unit.

LANIDNG 11'5 x 6'2 (3.48m x 1.88m)

Spacious landing with large airing cupboard housing the British Gas combi boiler heating the hot water & servicing the gas central heating.

BEDROOM ONE 12'6 x 9'9 (3.81m x 2.97m)

BEDROOM TWO 11'5 x 9'2 (3.48m x 2.79m)

BEDROOM THREE 9'9 x 8'9 max (2.97m x 2.67m max)

BATHROOM 6'4 x 5'6 (1.93m x 1.68m)

Well appointed modern fitted bathroom with bath, wc & wash hand basin.

EXTERNALLY

Private gardens to the front. Outside store. To the rear an enclosed back garden. On street parking.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

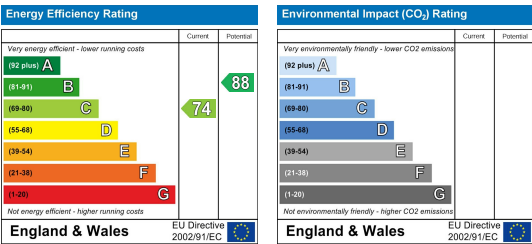
Area Map



Floor Plans



Energy Efficiency Graph



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