



Brinchcombe, Plymouth

Offers in Excess of £225,000 Leasehold

This Modern three bedroom semi detached property is sat on a corner plot in a desirable spot within Plymstock, offering easy access to fantastic schools, amenities and bus links. It comprises a welcoming entrance and downstairs cloakroom which is extremely handy for a growing family. The hallway offers access to all reception rooms and has a useful under stairs cupboard where you can place coats and shoes. There is a sizeable lounge which offers great space to relax with the family, there are patio doors that lead out to the rear garden. The open plan kitchen/diner offers a wonderful space for sociable evenings or providing a hub for the family to come together and chat over the days events. The patio doors that lead from the dining area gives a lovely flow out to the garden. Upstairs there are three good size bedrooms with the master having an en suite. There is a family bathroom. Outside there is a larger than average garage and on street parking. To the rear there is a lovely enclosed garden which would be great fun for children or a family dog to enjoy to run around in. Also to the rear there is two parking spaces that belong to the property.

0.95%

Min Fee £1200
INCLUDING
VAT

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Ground Floor

Entrance hallway

You enter this family home into a spacious entrance hallway offering plenty of room to welcome in guests and the cupboard under the stairs allows space to hang coats and place shoes before entering the main home. There is access into the cloakroom, lounge and kitchen/diner. There is a staircase that ascends to the first floor. There is a radiator and light fitting.

Downstairs Cloakroom

6'0" (1.83m) x 3'0" (0.91m)

This is a handy addition to any home and is especially useful for when friends and family are visiting. There is a white low level wc and a wash hand basin. There is a radiator, extractor and light fitting.

Living Room

15'7" (4.75m) Irregular Shape x 13'6" (4.11m) Irregular Shape

The lounge is a substantial space that has been tastefully decorated and runs the whole length of the property which gives plenty of space for when all the family are home enjoying an evening in together. There are patio doors giving access to the rear garden. There is a light fitting and a radiator.

Kitchen/Diner

15'0" (4.57m) x 9'10" (3m)

The modern kitchen/diner is a great layout and lends itself to enjoying sociable evenings with friends. There are cream gloss units with a wooden effect work top. The french doors that lead out to the garden make it easy to serve up food whilst enjoying a spot of alfresco dining. There is an integrated sink with drainer, oven, hob, extractor and then space for a washing machine and

fridge/freezer. This space has a really nice flow and I am sure would be the hub of this home. There is a radiator and then a pendant light fitting. The combi boiler is nicely tucked away in the corner of the room and is approximately 3 years old and is regularly serviced .

First Floor

Landing

The landing offers access to all first floor rooms and into the loft which has been fully insulated and has electric. There is a light fitting and radiator on the landing.

Bedroom One

12'10" (3.91m) x 9'10" (3m)

The master bedroom offers generous proportions and tasteful decor. There is plenty of room for the usual bedroom furniture requirements and the addition of the en suite makes this a lovely suite to retreat to at the end of a long day. There is a radiator light fitting to conclude.

Bedroom Two

13'6" (4.11m) Irregular Shape x 7'9" (2.36m) Irregular Shape

The second bedroom is another spacious double and would function well as a lovely guest room or ample for a child's space. There is a radiator and light fitting.

Bedroom Three

8'7" (2.62m) Irregular Shape x 7'6" (2.29m) Irregular Shape

The third bedroom is larger than most and offers an ideal spot for a child's space or home office. There is a fitted wardrobe and a radiator and light fitting.



Family Bathroom

The fresh family bathroom is a lovely space to enjoy getting ready in or for the little one's bath time fun. There is a white bath and then a white low level wc and wash hand basin. There is a radiator for getting your towels toasty and a light fitting and extractor.

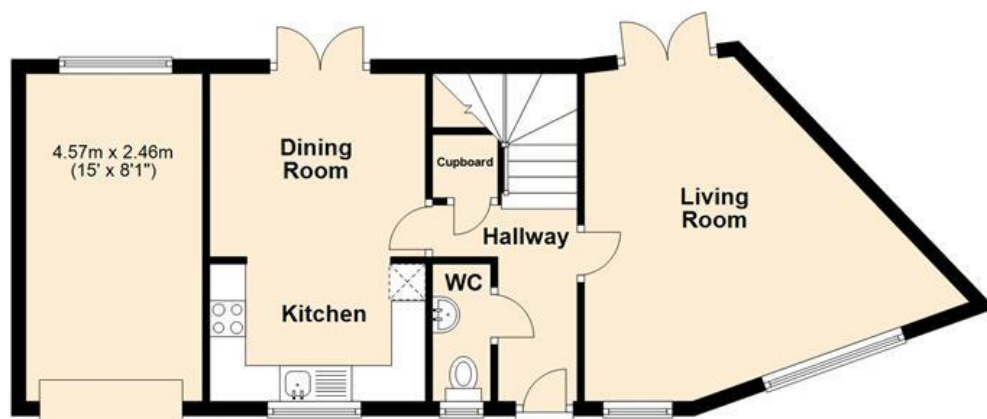
Outside

The front of the property there is a path leading up to the front door and a garage attached to the side of the property. To the rear is a lovely low maintenance space perfect for use all year round. There is a stretch of lawn ideal for the little one's and family pet. Beyond this is a decked area which lends itself to an after work gin and tonic or bbq's with friends and family. A rear gate gives access to the private driveway that offers off road parking for two cars.



Ground Floor

Approx. 52.8 sq. metres (568.0 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.1 sq. feet)



Total area: approx. 90.4 sq. metres (973.1 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.

Please Note The Following

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact us and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services, please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

To ensure the purchase of your property moves ahead as quickly as possible we may refer the conveyancing work for you, and/or the vendor, if required to a conveyancing firm.

We may also refer you to a financial advisor if so required. A commission may be paid to the agent by a 3rd party for this.

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