Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



3 Great Park Close

Plympton, Plymouth, PL7 2GP

£205,000

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We are delighted to offer this very well-presented home, located in the popular Chaddlewood area of Plympton. The accommodation briefly comprises an entrance vestibule, a spacious lounge, a stylish kitchen/diner, 2 double bedrooms & a modern bathroom. Outside the property benefits from a south-facing low-maintenance rear garden & an allocated parking space close by. Perfect for first time buyers or those looking to downsize, the property is offered with no onward chain.







GREAT PARK CLOSE, PLYMPTON, PLYMOUTH PL7 2GP

ACCOMMODATION
uPVC double-glazed door, with inset decorative glass panel, opening into the entrance vestibule.

ENTRANCE VESTIBULE 3'3" x 3'2" (1.01 x 0.98)
Door leading to the lounge. Storage cupboard. LVT flooring which extends throughout the lounge and the kitchen/diner.

LOUNGE 16'1" max x 12'4" (4.91 max x 3.78)
Door leading to the kitchen/diner. Stairs ascending to the first floor. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 12'4" x 8'10" (3.78 x 2.71)
uPVC double-glazed door, with inset glass panel and uPVC double-glazed windows to either side, leading to the rear garden. Modern range of base and wall-mounted units with spaces for an oven, washing machine, slimline dishwasher and free-standing fridge/freezer. Square-edged laminate worktop with an inset stainless-steel sink unit.

FIRST FLOOR LANDING 6'9" x 2'9" (2.07 x 0.85)
Doors providing access to the first floor accommodation. Hatch providing access to the loft space.

BEDROOM ONE 10'5" x 8'11" (3.19 x 2.73)
Built-in mirrored wardrobes. uPVC double-glazed window to the rear elevation.

BEDROOM TWO 12'4" x 7'4" (3.78 x 2.24)
uPVC double-glazed window to the front elevation.

BATHROOM 9'3" x 4'11" (2.84 x 1.51)
Panel bath with mains shower over and a folding glass shower screen, pedestal sink with mixer tap and close-coupled wc. Chrome heated towel radiator. Storage cupboard housing the boiler

OUTSIDE
The property is approached via a path bordered by a wooden fence and shrubs, with steps leading down to the front door. Directly in front of the property there is a visitor parking space and an allocated parking space adjacent to the neighbouring property. The rear garden is south-facing and fully enclosed, split over 2 levels with areas laid to decking and astroturf. A wooden gate at the bottom of the garden opens to a service lane, in turn leading around to the front of the property.

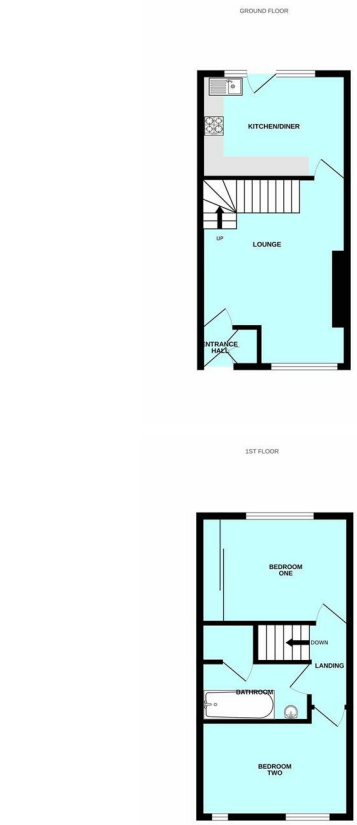
COUNCIL TAX
Plymouth City Council
Council Tax Band: B

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

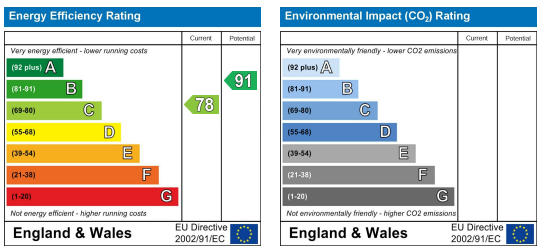
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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