



9 Defoe Close

Brake Farm, Plymouth, PL5 3LL

Guide Price £220,000



GUIDE PRICE £220,000 - £225,000. Built circa 1970, this 2 storey mid-terraced house benefits from uPVC double-glazing & gas central heating with a modern Worcester boiler, approximately 4 years old. The property comprises an entrance hall, utility room/WC, spacious lounge/dining room, fitted kitchen, 3 bedrooms & a modern bathroom/WC. Outside is an enclosed terraced rear garden, single garage.



DEFOE CLOSE, HONICKNOWLE, PLYMOUTH, PL5 3LL

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SUMMARY

Traditionally built circa 1970, a mid-terraced house arranged over 2 storeys. The property has the benefit of uPVC double-glazing & gas fired central heating with a modern Worcester boiler about 4 years old. To the rear, an enclosed & terraced back garden. At the end, a single garage. A hall & useful utility room/wc, a spacious lounge/dining room, a fitted & integrated kitchen, 3 bedrooms & a modern bathroom/wc.

LOCATION

Found in this established residential area of Brake Farm with a good variety of local services & amenities to hand. There is convenient access into the city & close-by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL

Useful storage cupboards. Staircase rising to the 1st floor.

LOUNGE/DINING ROOM 19'10 x 10'3 (6.05m x 3.12m)

Window to the front. French doors overlooking & opening to the rear garden.

KITCHEN 9'8 x 7'1 minimum (2.95m x 2.16m minimum)

Window overlooking the back garden. Door to the rear. Fitted kitchen with good range of cupboard & drawer storage. Integrated appliances include a 4 ring electric hob with extractor hood over, a Delonghi double oven/microwave, Beko automatic dishwasher & 1.5 bowl sink unit.

UTILITY ROOM 6'4 x 6' (1.93m x 1.83m)

Window to the front. Wall-mounted Worcester gas fired boiler servicing the central heating & domestic hot water. Work surface with washing machine & tumble dryer. Wc.

FIRST FLOOR

LANDING

BEDROOM ONE 14'1 x 10'6 maximum (4.29m x 3.20m maximum)

'L-shaped'. Window to the front with long views.

BEDROOM TWO 9'8 x 7'2 (2.95m x 2.18m)

Window overlooking the rear garden.

BEDROOM THREE 9'8 x 5'10 in part 9' maximum (2.95m x 1.78m in part 2.74m maximum)

Window to the front with similar long views to bedroom 1. Fitted wardrobe.

BATHROOM

Quality white modern suite including bath with mixer tap & thermostatic shower over. Glazed shower screen. Close coupled wc. Wash-hand basin with cupboard under. Aqua panels. Downlighters.

EXTERNALLY

FRONT GARDEN

Enclosed terraced rear garden. Here stands the single garage. Double gates open to a flat area. The rear of the property is accessed via Burns Avenue.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

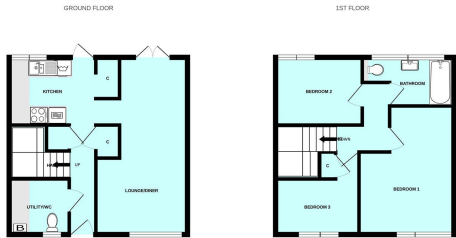
SERVICES

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

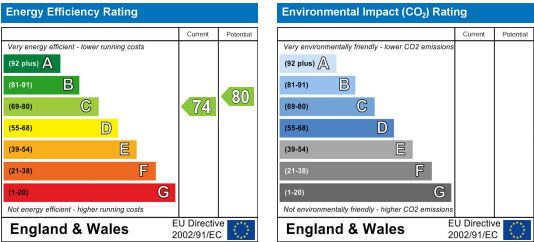
Area Map



Floor Plans



Energy Efficiency Graph



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