



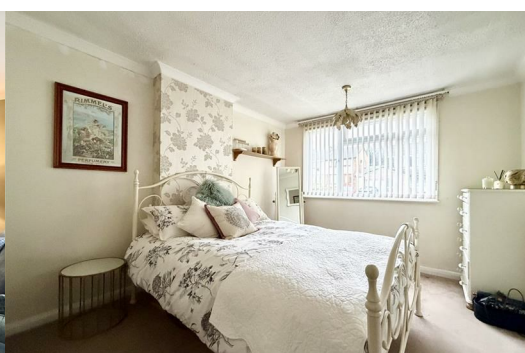
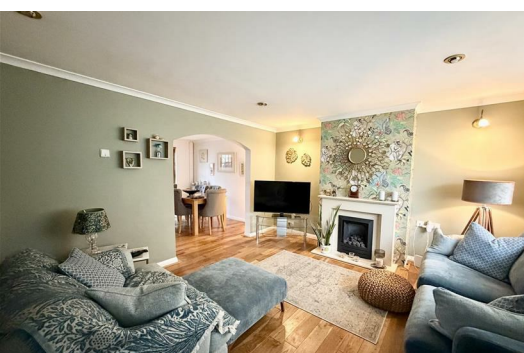
3 Rhodes Close

Plympton, Plymouth, PL7 4BS

£325,000



Very well-presented family home in a quiet cul-de-sac within the popular Colebrook area. The accommodation briefly comprises an entrance hall, lounge, separate dining room, kitchen, sun room, 3 bedrooms & family bathroom. The property sits upon a generous plot with a wrap-around garden including a south-facing rear and a raised decked area with lovely views of Plympton and Plymouth. Driveway and garage. No onward chain.



RHODES CLOSE, COLEBROOK, PL7 4BS

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 7'7" x 6'0" (2.32 x 1.84)

Door opening into the lounge. Stairs ascending to the first floor landing. uPVC double-glazed window to the rear elevation.

LOUNGE 13'4" x 12'10" (4.07 x 3.93)

Fireplace with a gas fire set onto a polished stone hearth with inset, surround and mantel. Under-stairs storage cupboard. 2 uPVC double-glazed windows to the front elevation. Open-plan access into the dining area.

DINING ROOM 10'8" x 8'10" (3.27 x 2.71)

Wooden door with inset glass panelling opening into the kitchen. French doors opening into the sun room.

KITCHEN 10'8" x 7'4" (3.26 x 2.26)

Fitted with a matching range of wood-effect base and wall-mounted units incorporating a rolled-edge laminate work-top. Stainless-steel one-&a-half bowl sink unit with mixer tap. Inset 4-ring electric hob with a tiled splash-back and a stainless-steel extractor hood over. Integrated double oven. Integrated under-counter fridge. Dishwasher and washing machine. uPVC double-glazed window to the side elevation. Wooden door with inset glass panelling opening into the sun room.

SUN ROOM 15'4" x 9'10" (4.69 x 3.01)

Constructed beneath an orangery roof with uPVC double-glazed windows to the side and rear elevations. Patio doors opening to the decking.

FIRST FLOOR LANDING 7'5" x 6'6" (2.27 x 1.99)

Doors providing access to the first floor accommodation. Drop-down access hatch to the boarded, insulated loft, which has power and lighting. uPVC double-glazed window to the side elevation.

BEDROOM ONE 12'11" x 9'11" (3.94 x 3.04)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'9" x 9'11" (3.28 x 3.04)

2 storage cupboards. uPVC double-glazed window to the rear elevation with views out over Plympton.

BEDROOM THREE 9'11" x 6'6" (3.04 x 2.00)

Fitted bed with storage beneath. uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 6'4" x 6'1" (1.94 x 1.86)

Fitted with a matching suite comprising a panel bath with a waterfall shower attachment and mixer tap, pedestal wash hand basin and a low level wc. Chrome towel rail/radiator. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a concrete path bordered by an area of freshly-laid lawn. A metal gate provides access to the side and rear gardens. To the side there is an area laid to lawn and a shed, enclosed by hedge. This leads to a south-facing stone-chipped area enclosed by a painted brick wall and housing a greenhouse. Adjacent to the rear of the property is a raised decked seating area with lovely views over Plympton and beyond. A further gate provides access to the driveway and garage.

GARAGE 16'0" x 8'8" (4.90 x 2.66)

Roller door. Power and lighting.

COUNCIL TAX

Plymouth City Council
Council tax band C

SERVICES

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

WHAT3WORDS

///splice.slices.school

AGENT'S NOTE

There is lapsed planning for an extension to the side of the garden. Planning reference 05-00650-FUL

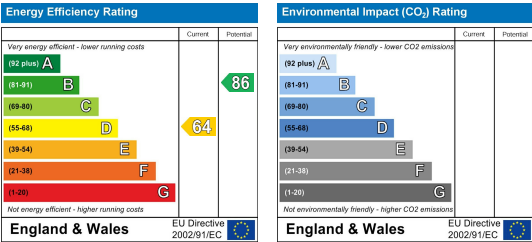
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.