

FOR SALE

Price £225,000



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5 St Annes Road, Glenholt, Plymouth, Devon, PL6 7LW

- WELL PRESENTED DORMER STYLE SEMI-DETACHED HOUSE BUILT IN THE 1970'S
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- LIGHT AND AIRY ACCOMMODATION
- HALL
- SPACIOUS LOUNGE
- GOOD SIZE DINING ROOM
- SPACIOUS MODERN FITTED KITCHEN/BREAKFAST ROOM
- THREE BEDROOMS
- WELL APPOINTED MODERN BATHROOM/WC
- GENEROUS SIZE PLOT
- PARKING ON PRIVATE DRIVE
- INTEGRAL GARAGE, SIDE AREA
- ENCLOSED SOUTHERLY FACING BACK GARDEN

THE PROPERTY A well presented dormer style semi-detached house which is understood to have been built in the 1970's and which has benefitted from a programme of upgrading and improvement over the years to bring it up to its present standard. Now providing a well presented three bedroom home.

The accommodation arranged over two storeys and on the ground floor with a good size hall with understairs area offering potential space perhaps to create a downstairs wc if desired, a spacious lounge set to the front with focal feature fireplace and granite hearth, a wide arch to a good size dining room with window overlooking the back garden and a spacious modern fitted integrated kitchen/breakfast room with window and patio doors overlooking and opening out to the rear garden. At first floor level a landing, three bedrooms and a well-appointed modern fitted bathroom/wc.

The property stands on a generous size-plot having private parking on the drive and within the garage which houses the gas fired boiler, a width to the side perhaps offering potential space for extension, subject to any necessary consent and to the rear a generous size wide enclosed southerly facing back garden.

LOCATION Set in this popular area of Glenholt and next to a useful convenience store together with post office and other shops. Glenholt is a mainly residential area lying towards the north of the city and with convenient access into the city and close by connection to major routes in other directions. The George Junction Park and Ride Scheme lies close by.

Double glazed front door with windows to either side opens into:

GROUND FLOOR

HALL 15' 10" x 5' 9" (4.83m x 1.75m) Ceiling light point. Smoke detector. Open tread carpeted staircase rises in a straight run to the first floor. Useful understairs area with two rows of coat hooks, 'Drayton' central heating/hot water control.

LOUNGE 12' 10" x 11' 11" (3.91m x 3.63m) Double glazed picture window to the front elevation with long views towards Dartmoor in the distance. Decorative coved ceiling with triple light point. Focal feature fireplace with timber style surround, polished stone fireback and hearth and fitted living flame coal effect gas fire. Wide archway to:

DINING ROOM 12' 10" x 11' 10" (3.91m x 3.61m) Double glazed picture window overlooking the back garden. Decorative coved ceiling with triple light point.

KITCHEN/BREAKFAST ROOM 14' 4" x 9' 8" (4.37m x 2.95m) PVC double glazed window and double glazed patio doors overlooking and opening out to the rear garden. A modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units running along two sides. Roll edge work surfaces with tiled splashbacks. Inset one and a half bowl stainless steel sink with mixer tap. Space and plumbing suitable for automatic washing machine. Space suitable for upright fridge/freezer and space for cooker with mains gas and electric points and illuminated extractor hood over. Coved ceiling with fluorescent strip lighting and extractor fan.

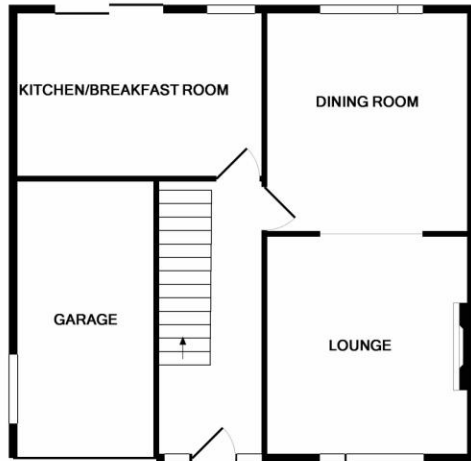
FIRST FLOOR

LANDING 19' 5" x 5' 8" (5.92m x 1.73m) 'Velux' double glazed window to the rear elevation. Ceiling light point. Access hatch to insulated loft which is part floored for storage with a light point and pull down access ladder.

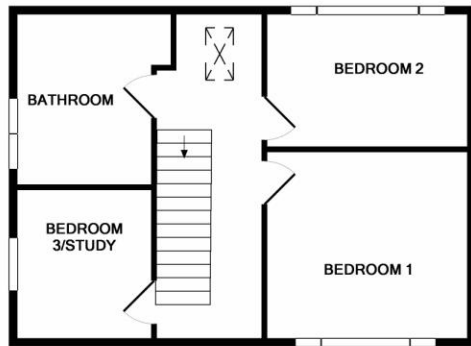
BEDROOM 1 12' 0" x 11' 0" (3.66m x 3.35m) uPVC double glazed picture window to the front elevation enjoying long views looking towards Dartmoor in the distance. Fitted wardrobes. Decorative coved ceiling with triple light point.

BEDROOM 2 12' 0" x 7' 11" (3.66m x 2.41m) Double glazed picture window overlooking the back garden. Coved ceiling. Light point.

BEDROOM 3 8' 10" x 8' 0" (2.69m x 2.44m) Double glazed window to the side elevation. Coved ceiling. Light point.

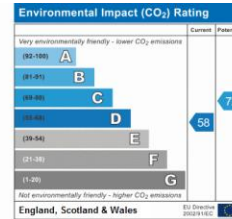
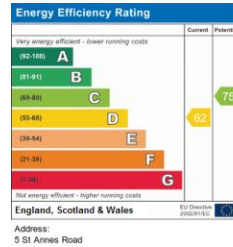


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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BATHROOM 10' 2" x 8' 0" in part 8'8" max. (3.1m x 2.44m in part 2.64m max.) Obscure glazed window to the side elevation. Quality white modern suite comprising pedestal wash hand basin with tiled splashback, bevel glazed mirror and light point over, close coupled wc, corner tiled shower with thermostatic shower control. Panelled bath with tiled surround. Part tiled walls. Four ceiling downlighters. Corner shelved storage cupboard.

EXTERNALLY

GARAGE 15' 10" x 8' 0" (4.83m x 2.44m) Metal up and over door to the front. uPVC double glazed window to the side. Four power points. Lighting. Mains electric heater and consumer unit with trip switches. Mains gas meter. Wall mounted 'Vaillant' gas fired boiler services the central heating and domestic hot water with adjacent 'Drayton' time control. Mains cold water tap.

A wide entrance opens into a tarmac drive providing off street parking and giving access to the garage. The property set back from the street and pavement by a lawned front garden with flower and shrub borders.

A decorative iron gate opens at the side leading through via a wide area to the side and around to the enclosed back garden. A southerly facing wide back garden laid to lawn with flower and shrub borders and enclosed by timber overlap fencing.

FLOOR COVERINGS The fitted floor coverings as seen are included in the sale price.

TENURE: Freehold

COUNCIL TAX BAND: C

