



15 BROOKINGFIELD CLOSE

PLYMOUTH, PL7 1RA

£180,000
FREEHOLD

Situated in a popular cul-de-sac in the Underwood area of Plympton is this two double bedroom mid terrace house. Accommodation comprises lounge, dining room, shower room and two double bedrooms. Benefits include gas central heating, uPVC double glazing and enclosed rear garden. Offered with no onward chain a viewing is recommended.



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Entrance:

via part glazed door into:

Lounge: 4.55m x 2.88m (14'11" x 9'5")

uPVC double glazed window to the front, stripped wooden flooring and radiator. Door through to

Kitchen/Breakfast Room 4.56m x 3.81m (14'11" x 12'5")

uPVC double glazed French doors to the rear. Wall and floor mounted units with central island and wooden worktops with tiled splash backs. Belfast Sink with mixer tap over, built in electric oven with hob & extractor over and integrated fridge/freezer.

Stairs to first floor and doorway to:

Utility Area:

Plumbing for washing machine and doorway to larder cupboard.

Shower Room

uPVC obscure double glazed window to the rear. Shower cubicle with glazed screen, wash hand basin with cupboard under and low flush W.C. Tiling to splash back areas and to shower area. Concealed wall mounted boiler.

First Floor:

Doors to upstairs rooms and access to loft space.

Bedroom 1: 4.55m x 3.18m (14'11" x 10'5")

Two uPVC double glazed windows to the front and radiator.

Bedroom 2: 3.77m x 3.61m (12'4" x 11'10")

uPVC double glazed window to the rear, radiator and door to storage cupboard over stairs.

Outside:

To the rear of the property is a courtyard garden with two storage sheds and leading to a good size patio with a gate at the rear to the rear lane.

Information:

Council Tax B - £1808.67

Construction - Standard

Parking - On Street



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Total Area: 68.8 m² ... 741 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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