

Guide Price £210,000 Freehold



10 CRAMBER CLOSE, ROBOROUGH, PLYMOUTH, PL6 7AZ

WOOLWELL CRESCENT, PLYMOUTH, DEVON, PL6 7RB. TEL: 01752 791333

FULL DESCRIPTION

A well appointed end terrace family home in a convenient location, just a short walk from all amenities and regular transport links. The property benefits from an accommodation arranged over two floors comprises, PVCu double glazed front door leading to an entrance vestibule with an inner door leading into the hallway. The hallway has an under stair storage cupboard with coat hooks and shelving, carpeted stairs to the first floor landing, wall mounted central heating thermostat.

A doorway leads to the sitting room with windows looking over the rear garden with a westerly aspect. The kitchen/dining room which is fitted to a high standard with a matching range of base level storage cupboards, stainless steel sink unit with mixer tap, plumbing for a washing machine, space for a range cooker, large extractor fan with lights and wood effect flooring. A doorway then leads to the sun room, double aspect, ceiling light and a doorway leading to the west facing rear garden.

From the main hallway, there are carpeted stairs which ascend to the first floor landing with a window to the front elevation and a wall mounted Valiant gas combination boiler.

Bedroom one is a large double bedroom with a window to the rear elevation overlooking the rear garden, the play park and beyond. Bedroom two is a further double, has a window to the rear and a large walk-in cupboard with shelving and hanging. Bedroom three is a single room with a window to the front elevation.

The bathroom is fitted with a matching white 3 piece suite comprising, a panel enclosed bath with a Mira electric shower unit over and mixer tap, low level WC, pedestal wash hand basin, floor to ceiling tiled walls and a heated towel rail, window to the front elevation.

Externally, the front garden is fully wall enclosed and gravelled for ease of maintenance. There is a driveway providing off road parking for two vehicles. The rear garden is west facing, fully fenced enclosed with a large decked terrace, mature shrubs, outside tap and outside lighting.

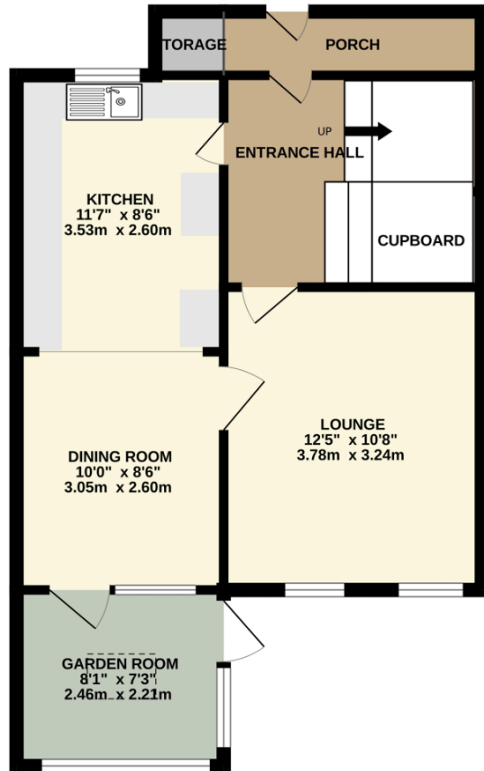
The property benefits from PVCu double glazing and gas fired central heating. The property is being offered to the market with no onward chain.

ROBOROUGH VILLAGE

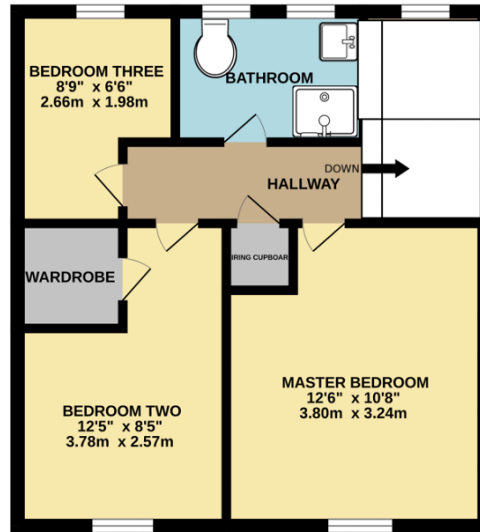
Roborough Village is situated approximately five miles to the north of Plymouth city centre and is well placed for all local amenities which include the nearby Tesco & Lidl superstore's, a local village public house/restaurant, a number of additional shops and businesses and a popular CofE primary school all within walking distance. There is a regular bus service to the city centre, as well as a "Park and Ride" bus service. Roborough Village is situated adjacent to the A386, which provides easy access to both the city centre and Dartmoor National Park.



GROUND FLOOR



1ST FLOOR



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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2024/2025 is £1,722.68 (by internet enquiry with Plymouth City Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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