Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

7 Peacock Close

Plympton, Plymouth, PL7 4QL

£220,000

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Situated in a quiet cul-de-sac, just a few minutes' walk from Colebrook village, this semi-detached property consists of an entrance hallway, lounge kitchen and conservatory, 2 double bedrooms and a shower/wet room. Outside benefits from a driveway with parking for multiple vehicles & a lovely, peaceful rear garden. The property is ideal for first-time buyers and those looking to down-size.

PEACOCK CLOSE, PLYMPTON, PLYMOUTH. PL7 4QL

ACCOMMODATION
uPVC double-glazed door, with inset patterned-glass, opening into the entrance hallway.

ENTRANCE HALLWAY 6'2" x 5'2" max narr to 2'11" (1.88 x 1.58 max narr to 0.89)
Door opening to the lounge. Stairs ascending to the first floor accommodation. Stairlift (owners will remove if required). Obscured uPVC double-glazed window to the front elevation.

LOUNGE 14'3" x 11'11" max (4.35 x 3.64 max)
Wall-mounted electric fire. uPVC double-glazed window to the front elevation. Open plan access into the kitchen.

KITCHEN 11'11" x 7'10" (3.65 x 2.41)
Base and wall-mounted units incorporating a roll-edged, laminate worktop with inset induction hob and composite one-&-a-half bowl sink unit. Integrated electric oven. Space for free-standing fridge/freezer and washing machine. Wall-mounted extractor hood over the hob. uPVC double-glazed window overlooking the conservatory. uPVC double-glazed door, with inset obscured-glass, opening into the conservatory.

CONSERVATORY 11'9" x 10'10" max (3.6 x 3.31 max)
Brick base with uPVC double-glazed windows to the side and rear elevations. uPVC double-glazed door with inset glass, opening to the rear garden.

FIRST FLOOR LANDING 5'11" x 4'7" (1.82 x 1.4)
Doors proving access to the first floor accommodation. Hatch providing access to the loft space.

BEDROOM ONE 11'11" x 7'5" (3.65 x 2.27)
uPVC double-glazed windows to the rear elevataion.

BEDROOM TWO 11'10" max 7'6" (3.62 max 2.29)
uPVC double-glazed windows to the front elevation. Built-in over-stairs storage cupboard.

SHOWER/WET ROOM 6'10" x 5'6" (2.09 x 1.69)
Walk-in shower with an electric shower, wall-hung sink and close-coupled wc. Chrome towel radiator. Obscured uPVC double-glazed window to the side elevation.

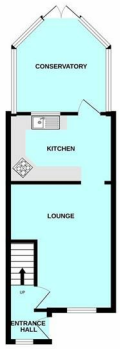
OUTSIDE
The property is approached via a tarmac driveway providing parking for multiple vehicles, leading to a wooden gate providing access to the rear garden. There is a small lawn adjacent to the driveway and a paved path leading to the front door. The rear garden is a fully-enclosed, peaceful garden laid mostly to patio with an area of decking and a wooden shelter at the bottom of the garden, amongst mature trees and shrubs, overlooking Tory Brook.

COUNCIL TAX PCC
Plymouth City Council
Council Tax Band: B

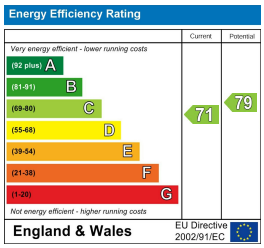
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

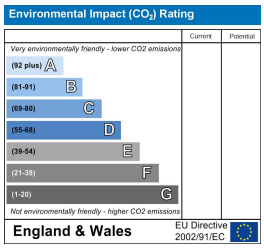
Area Map

Floor Plans



Energy Efficiency Graph





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