



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



Fountains Crescent, Plymouth, Devon, PL2

Offers Over: £190,000

Freehold

Having undergone a substantial extension, this four bedroom family home offers a wealth of space over both floors and perfectly suits a growing family. The property caters impeccably for a large family who are seeking independence as well as a room to socialise together with two large reception rooms and a further conservatory. As well as the sizeable kitchen on the ground floor, there is also a shower room which adds even further scope and versatility. Upstairs, all four bedrooms are tremendous size and along with a second bathroom offers everything and more. Externally, the property offers off-road parking for multiple vehicles and an expansive rear garden with plenty of room for entertaining guests and a growing family. The generous home is situated in an incredibly desirable location and whilst it lies within a quiet residential neighbourhood, is also as close commute to outstanding schools, shops and transport links. EPC: tbc

Rooms

Entrance Hall 10'1" x 10'10" (3.07m x 3.3m). Double glazed door leading to entrance hallway, carpet flooring, stairs rising to first floor.

Shower Room 2'11" x 10'7" (0.9m x 3.23m). Tiled flooring, low level WC, gas radiator, Double glazing to side aspect, shower.

Kitchen 10'4" x 10'11" (3.15m x 3.33m). laminate flooring, tiled walls, double fan oven, gas cooking with overhead extractor, stainless steel sink and draining unit, hot and cold mixer taps, space for washing machine and dish washer, double glazed window to rear with upvc door to side aspect with access to rear garden.

Dining Room 11'9" x 10'10" (3.58m x 3.3m). Carpet flooring, patio doors to front aspect with access to driveway, wall mounted radiator with open plan living through to the lounge area.

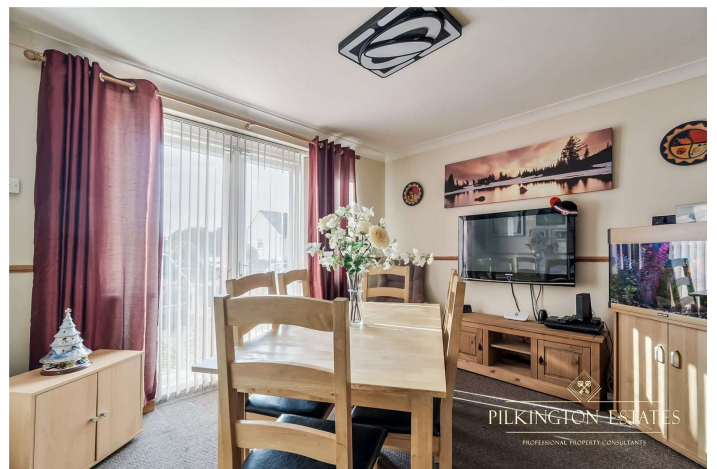
Living Room 14'11" x 10'11" (4.55m x 3.33m). Carpet flooring, feature infinity fireplace, wall mounted radiator, tv point, patio doors leading to conservatory.

Conservatory 9'3" x 16'2" (2.82m x 4.93m). Tiled flooring, sliding door leading to rear garden.

Landing 14'4" x 5'4" (4.37m x 1.63m). Carpet flooring, access to all rooms, stairs leading to loft rooms.

Master Bedroom 9'11" x 10'11" (3.02m x 3.33m). Carpet flooring, wall mounted radiator, built in wardrobe space, storage cupboard, double glazing to the front aspect.

Bedroom 2 11'11" x 11' (3.63m x 3.35m). carpet flooring, wall mounted radiator, double glazing to the rear.





Bathroom 5'5" x 7'9" (1.65m x 2.36m). Vinyl flooring, low level WC, bath, wash hand basin with hot and cold mixer tap, vanity unit, gas radiator, double glazed to rear.

Bedroom 3 7'9" x 10'10" (2.36m x 3.3m). Carpet flooring, wall mounted radiator, storage cupboard with hot water tank, built in wardrobe space, double glazing to rear.

Bedroom 4 7'9" x 8'11" (2.36m x 2.72m). Carpet flooring, wall mounted radiator, storage space, double glazing to side aspect.

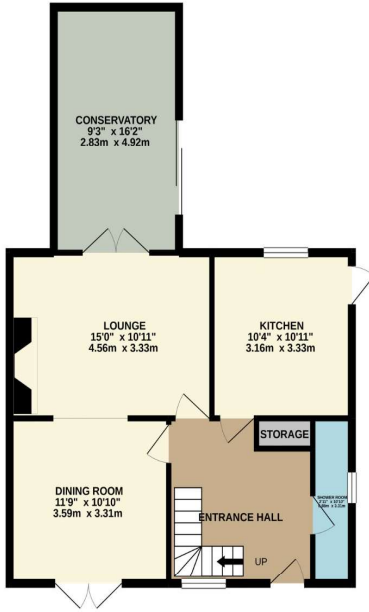
Loft room 1 11'10" x 10'5" (3.6m x 3.18m). Carpet flooring, wall mounted radiator, Velux window to front aspect.

Loft room 2 9'6" x 10'5" (2.9m x 3.18m). Carpet flooring, wall mounted radiator, Velux window to front aspect.

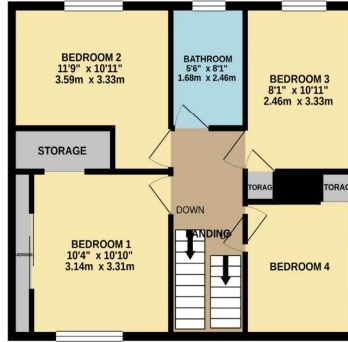
Garden To the rear we have an enclosed patio area with space for furniture. Steps leading to further outside space comprising of stone chipping and more patio which could be used for entertaining.

Council Tax Band: TBC

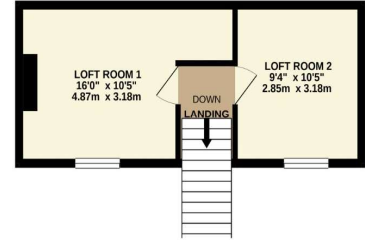
GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.7 sq.m.) approx.



2ND FLOOR
260 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 09408958
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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