



Branson Court, Plymouth, PL7 Offers Over: £270,000

Not only has this substantial property been meticulously re-decorated to an unimpeachable standard, but it has also been re-configured to what has resulted in a family home one could only dream of. This warm and welcoming residence offers great prospective for a family of multi-generations to live peacefully under one roof, whilst simultaneously having independence and privacy. The property comprises of a ground floor granny annexe/teenage residence, a further three bedrooms upstairs and a breath-taking open-plan style state of the art kitchen / living area, as well as two immaculately presented bathrooms.

The property benefits from two exterior spaces, an enclosed courtyard to the front and a low maintenance rear garden to the rear which has been laid to decking. This family home is complete with an allocated parking space. EPC: C.

Rooms

Entrance Hall 4'9" x 6'5" (1.45m x 1.96m). Ceramic floor tiles, door leading to self-contained downstairs living accommodation.

Downstairs Living 12'4" x 26'7" (3.76m x 8.1m). Carpet flooring, wall mounted radiator, double glazed door to front aspect, double glazed sliding door to rear aspect, understairs storage, access to downstairs shower room.

Open Plan Living & Kitchen 15'10" x 26'3" (4.83m x 8m). Fully fitted kitchen, Vinyl flooring, brand new porsche worktops, matching wall & base units, integrated fridge / freezer, integrated washer / dryer, integrated dishwasher, sink & draining unit. Living space has carpet flooring, Tv point, double glazed patio door leading to balcony to the rear as well as double glazed windows.

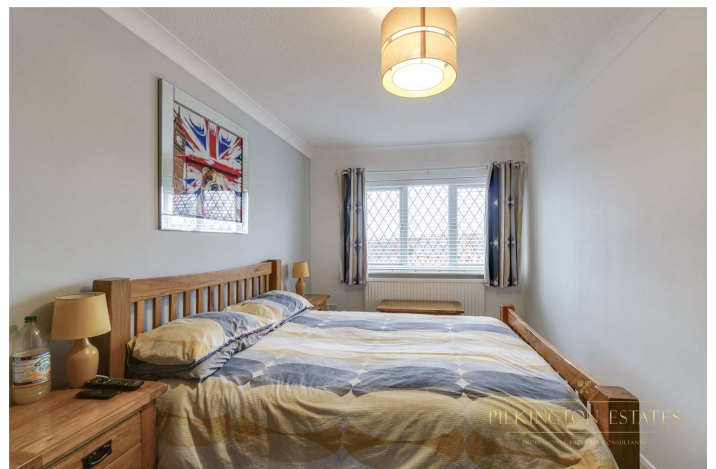
Shower Room 6'1" x 8'6" (1.85m x 2.6m). Low level Wc, wash hand basin with mixer taps, shower cubicle with shower, storage cupboard, double glazed window to rear aspect.

Landing Carpet flooring, access to three bedrooms and family bathroom.

Bedroom One 9'6" x 14'7" (2.9m x 4.45m). Carpet flooring, wall mounted radiator, double glazed window to rear aspect.

Bedroom Two 9'6" x 11'5" (2.9m x 3.48m). Carpet flooring, wall mounted radiator, double glazed window to front aspect.

Bedroom Three 6'10" x 8'11" (2.08m x 2.72m). Carpet flooring, wall mounted



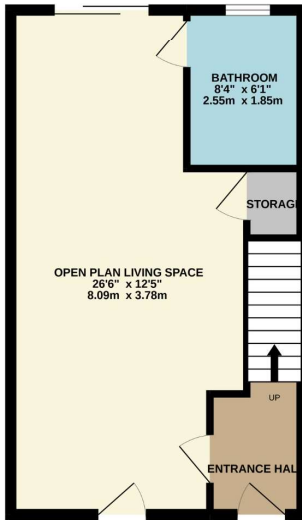


radiator, double glazed window to rear aspect.

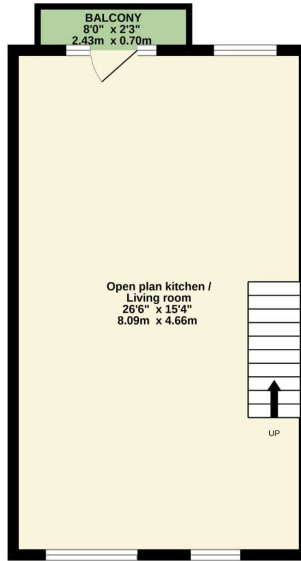
Bathroom 6'9" x 6' (2.06m x 1.83m). Ceramic floor tiles, wall mounted towel rail, low level Wc, wash hand basin with mixer taps, jacuzzi bath with shower above, shower screen, double glazed window to front aspect.

Exterior To the front the property benefits from an enclosed, low maintenance courtyard. To the rear the property is equally as low maintenance having been laid to decking.

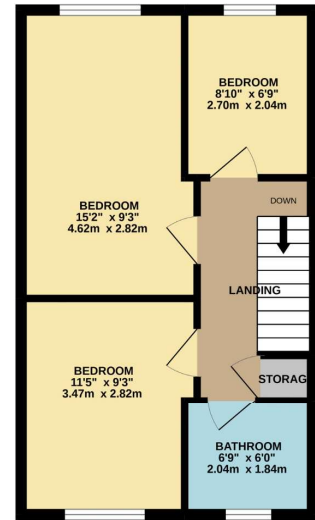
GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



2ND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1217 sq.ft. (113.1 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.
Made with Metropix ©2022

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

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.