



## **Junction Gardens, Plymouth, PL4 Offers Over: £250,000**

This gorgeous three bedroom end of terrace house has everything you would wish for in a family home. With the property being still fairly new the home is neutrally decorated throughout, set over three floors offering a spacious living space alongside versatility for different family types. The ground floor consists of the third bedroom, a utility space and a downstairs WC. The first level comprises of a spacious living space alongside a separate modern fitted kitchen diner.

Throughout the home there are big windows allowing natural light to pour through the property alongside lovely views over Dartmoor in the distance. The second level has two generous sized double bedrooms with storage space and an added bonus of an en-suite in the master. The second level is complete with a family bathroom. Centrally located, the spacious well maintained garden has decking and laid to lawn for relaxing and social occasions. In addition, the property has allocated parking for one car and is finished off with an integral garage, making this home ideal for a growing family. EPC: C

## Rooms

**Ensuite bathroom** Vinyl flooring, toilet, shower cubicle, uPvc double glazed frosted to the rear, sink with hot and cold mixer tap, storage, extractor fan

**Bedroom One** Carpeted flooring, uPvc double glazed window, radiator, built in wardrobes

**Bedroom Two** Carpeted flooring, radiator, uPvc double glazed window to the front, airing cupboard

**Bathroom** Vinyl flooring, toilet, sink with hot and cold mixer tap, bath tub, extractor fan, radiator

**Landing Two** Carpeted flooring, access to the loft

**Landing One** Carpeted flooring, uPvc double glazed window to the front, radiator

**Kitchen Dining Room** Vinyl flooring, radiator, uPvc double glazed window to the front, space and plumbing for dish washer, stainless steel sink and drainer with hot and cold mixer tap, tiled splash back, integral oven, four ring gas hob with a hooded extractor fan, space for fridge freezer, space for dining table

**Lounge** Carpeted flooring, radiator, uPvc double glazed window to the rear







**Garden** good size garden, part decking part lawn and path way, access gate to the rear

**Entrance Hall** Laminate flooring, alarm system, radiator, storage under the stairs

**Shower Room** Laminate flooring, sink with hot and cold mixer tap, toilet, radiator, large shower

**Bedroom Three** Laminate flooring, radiator, uPvc double glazed window to the rear

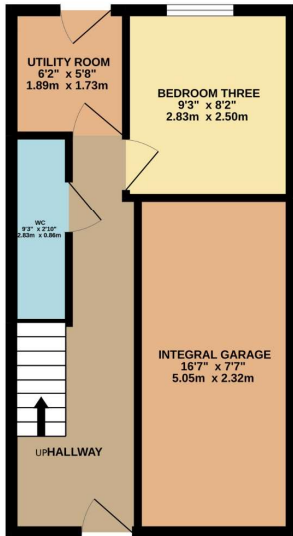
**Utility Room** Laminate flooring, space and plumbing for washing machine and tumble dryer, boiler, uPvc double glazed door leading out to the garden

**Parking** Allocated parking space

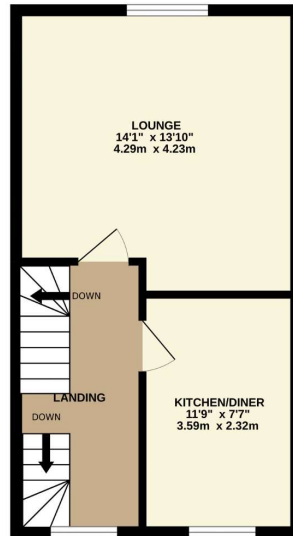
**Garage** Integrated garage



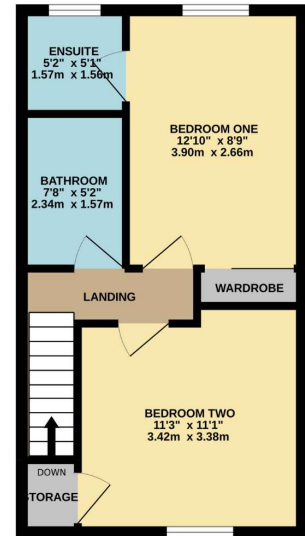
GROUND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



2ND FLOOR  
359 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (99.9 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](http://www.pilkingtonestates.co.uk)

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Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

#### Disclaimer

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