



Ballad Gardens, Plymouth, Devon, PL5 Offers Over: £210,000

Freehold

Located in the relatively new development Poet's Corner situated in Manadon is this immaculate two bedroom semi-detached home. The residence, although still fairly new has been adapted and decorated to an impeccable standard which is evident from the moment you step foot in the property. The property would be well suited to a young family or even a first-time buyer due to its bright open plan lounge diner with a separate fitted kitchen.

The downstairs is complete with a downstairs WC so the home really is ideal for entertaining. The first floor to this beautiful property is as attractively decorated as the rest of the property and offers two large double bedrooms with an ample sized bathroom as well as built in storage space. The property is perfected with a landscaped rear garden which is laid to lawn and decking. In addition, the property has off road parking for one vehicle – so this home is a must see! EPC: B

Rooms

Hallway 3'7" x 10' (1.1m x 3.05m). carpeted flooring, composite door, radiator, storage cupboard, access to WC

Downstairs WC 2'11" x 6'2" (0.9m x 1.88m). vinyl flooring, toilet, uPvc double glazed frosted window, sink with mixer tap, radiator

Kitchen 6'5" x 9'11" (1.96m x 3.02m). vinyl flooring, uPvc double glazed window to the front, space and plumbing for dishwasher, stainless steel sink and a half with drainer, mixer tap, space and plumbing for washing machine, integrated oven, four ring gas hob, extractor fan, space for tall fridge freezer,

Lounge Diner 13'10" x 12'10" (4.22m x 3.9m). carpeted flooring, radiator, uPvc double glazed window to the rear, uPvc double glazed french doors to the rear, stairs leading to the first floor

Garden part patio, part lawn and part decking, access via the side

Landing carpeted stairs and landing, access to loft, storage cupboard,

Bathroom 6'7" x 6'6" (2m x 1.98m). bath tub with overhead shower, partly tiled walls, toilet, uPvc double glazed frosted window, sink with mixer tap, heated towel rail

Bedroom Two 7' x 12'11" (2.13m x 3.94m). carpeted flooring, radiator, uPvc double glazed





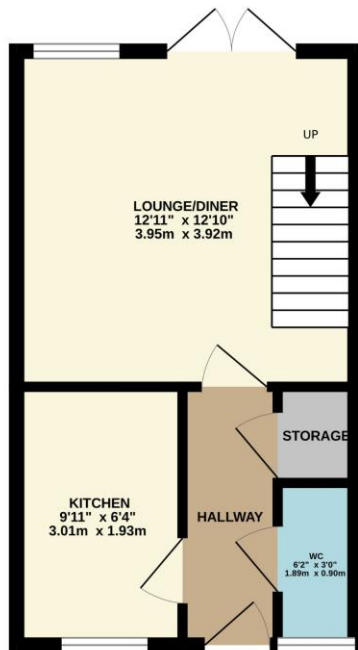
window,

Bedroom One 13'10" x 9'6" (4.22m x 2.9m).
carpeted flooring, radiator, uPvc double glazed
window, storage cupboard

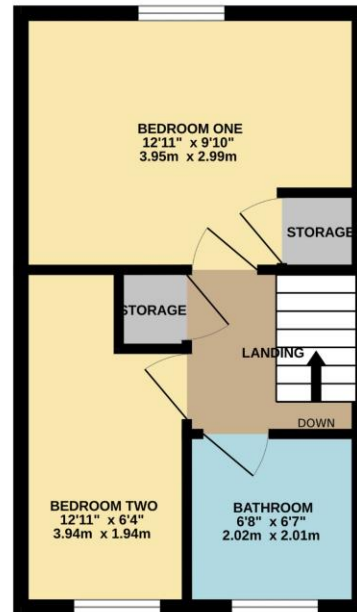
Parking one allocated parking space



GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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