



## 12 WALSINGHAM COURT

CHADDLEWOOD, PLYMOUTH, PL7 2WN

£270,000  
FREEHOLD

Situated at the end of a popular cul-de-sac in the Chaddlewood area in Plympton is this superb recently renovated two bedroom bungalow. Tastefully decorated accommodation comprising lounge, modern kitchen & bathroom, conservatory and two double bedrooms. A credit to its current owner and benefitting from off road parking for 2 vehicles, garage and well maintained southerly facing gardens an internal viewing is highly advised.



## 12 WALSINGHAM COURT, CHADDLEWOOD

- Recently Renovated
- Modern Kitchen & Bungalow
- Two Double Bedrooms
- Garage & Driveway
- Immaculate Throughout
- Modern Kitchen & Bathroom
- Conservatory
- Southerly Facing Rear Garden



### Entrance:

via double glazed door into:

### Hallway:

Doors to all rooms and door to storage cupboard.

Lounge: 3.93m x 3.87m (12'10" x 12'8")

uPVC double glazed French doors to the rear, radiator and decorative panelling to one wall.

Kitchen: 2.63m x 2.58m (8'7" x 8'5")

Wall and floor mounted matching units with roll edge work tops and matching upstands. Bowl and a half drainer sink unit with mixer tap over, built in oven with gas hob and extractor over and integrated fridge/freezer and washing machine.

Opening in:

Conservatory: 3.06m x 2.49m (10'0" x 8'2")

uPVC double glazed windows to the rear and side and double French Doors to the side giving access to the garden.

Bedroom 1: 3.89m x 2.78m (12'9" x 9'1")

uPVC double glazed window to the front and radiator.

Bedroom 2: 3.08m x 2.62m (10'1" x 8'7")

uPVC double glazed window to the front and radiator.

### Bathroom:

uPVC obscure double glazed window to the side. Suite comprising panelled bath with shower over and glazed screen, pedestal wash hand basin and low flush W.C. Tiling to all splash back areas and to shower area and heated towel rail

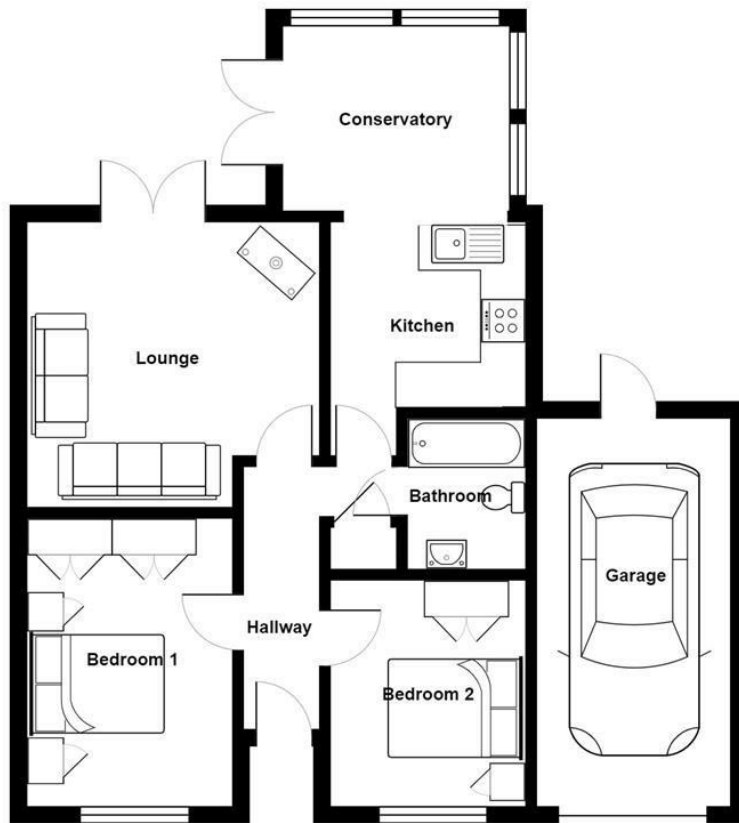
### Outside:

To the front of the property is a driveway for 2 vehicles leading to a garage and a lawned garden with a central path and flower borders. To the rear is a decked area leading onto a patio and lawned area and a stone chipped path leading to a further side area and access to the garage.

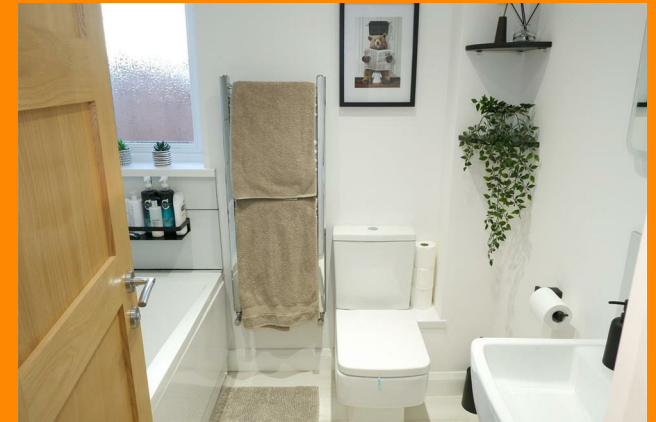
Garage: 5.24m x 2.61m (17'2" x 8'6")

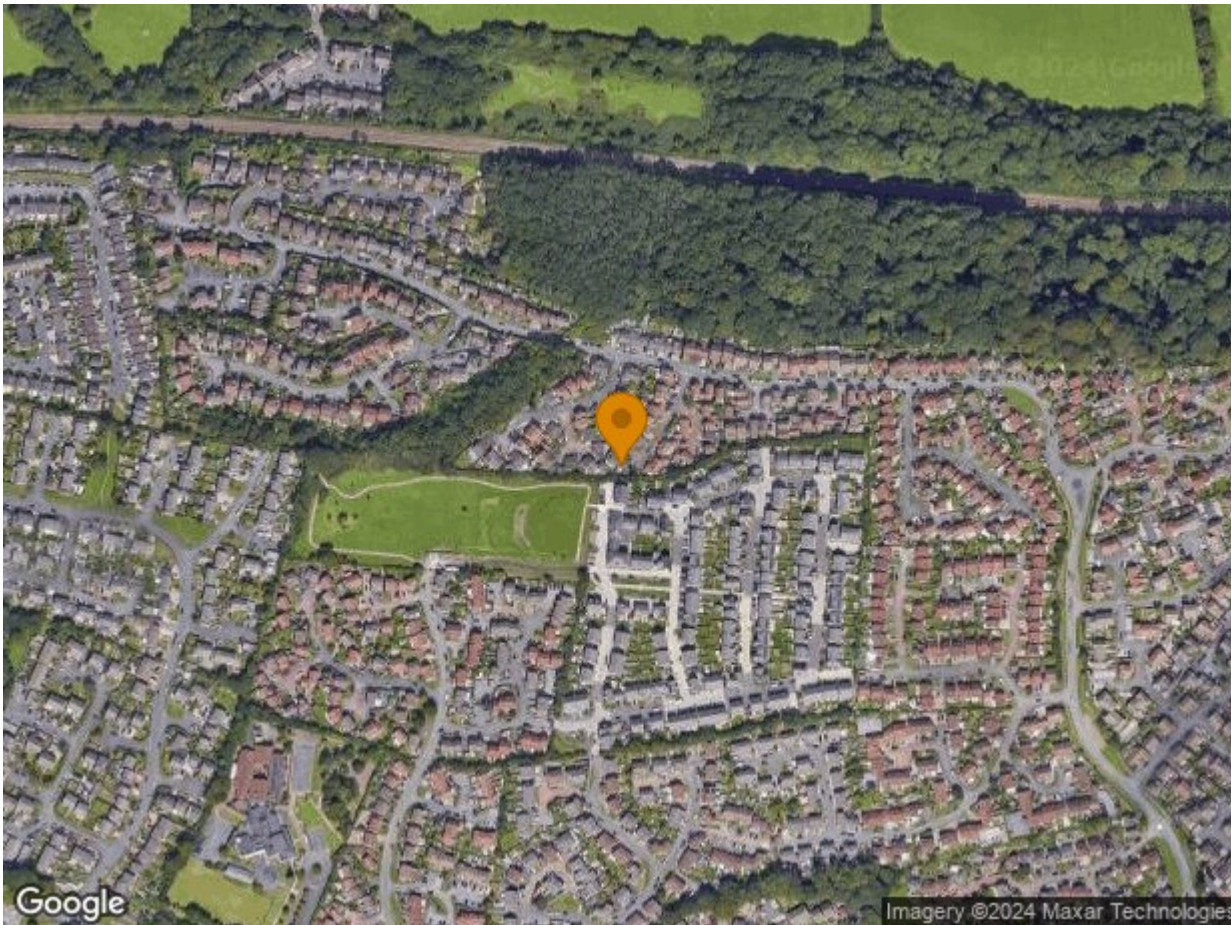
Electric roller door, power and lighting. To the rear is a door giving access to the garden.

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Total Area: 74.9 m<sup>2</sup> ... 806 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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