

## 30 DEVERON CLOSE PLYMPTON, PLYMOUTH, PL7 2YF

£375,000  
FREEHOLD

Situated in a popular cul-de-sac in Plympton we are pleased to offer this versatile 4/5 bedroom detached house with off road parking for multiple vehicles and an enclosed rear garden. Accommodation comprises lounge, dining room, kitchen/breakfast room, utility, cloakroom, bedroom 5/family room, wetroom, four bedrooms and a shower room. Further benefits include gas central heating, uPVC double glazing and no onward chain.



# 30 DEVERON CLOSE, PLYMPTON

- Detached House
- 4/5 Bedrooms
- Downstairs Bedroom
- Cloakroom
- & Wetroom
- Parking for Multiple Vehicles
- Rear Garden



## Entrance:

via uPVC double glazed door into:

## Hallway:

Doors to downstairs rooms, door to understairs storage, door to further storage cupboard and stairs to first floor.

## Cloakroom:

uPVC obscure double glazed window to the front, low flush W.C and waterproof boarding to the walls.

## Lounge: 4.70m x 3.52 (15'5" x 11'6")

uPVC double glazed window to the front, radiator and feature fireplace with inset fire and opening into:

## Dining Room: 3.51m x 2.50m (11'6" x 8'2")

uPVC double glazed window to the rear and radiator.

## Kitchen/Breakfast Room: 4.50m x 3.12m (14'9" x 10'2")

uPVC double glazed window to the rear. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Stainless steel bowl and a half sink unit with mixer tap over, built in hob with extractor over and eye level double oven. Integrated fridge/freezer and dishwasher and door through to:

## Utility Room: 2.37m x 2.11m (7'9" x 6'11")

uPVC double glazed window and door to the rear. Wall and floor mounted matching units with roll edge work tops, stainless steel circular sink and spaces provided for washing machine, tumble dryer. and fridge.

## Bedroom 5/Family Room: 3.60m x 2.92m (11'9" x 9'6")

uPVC double glazed window to the front, radiator and sliding door into:

## Wet Room:

Tiling to all walls, walk in shower area, low flush W.C and Wash hand basin. Heated towel rail.

## First Floor Landing:

Doors to upstairs rooms and door to storage cupboard housing the boiler.

## Bedroom 1: 3.66m x 3.55m (12'0" x 11'7")

uPVC double glazed window to the front and radiator.

## Bedroom 2: 3.56m x 2.33m (11'8" x 7'7")

uPVC double glazed window to the rear and radiator.

## Bedroom 3: 3.66m x 2.15m (12'0" x 7'0")

uPVC double glazed window to the front, radiator and door to storage cupboard over stairs.

## Bedroom 4: 2.51m x 2.43m (8'2" x 7'11")

uPVC double glazed window to the rear and radiator

## Shower Room:

Tiling to all walls, double shower cubicle with glazed screen, wash hand basin with cupboards under and concealed cistern W.C. uPVC obscure double glazed window to the side and heated towel rail.

## Outside:

To the front of the property is brick paved driveway for multiple vehicles and a path giving access down the side to the rear. To the rear is a low maintenance garden with a composite decked area leading to a stone chipped garden and flower borders with mature shrubs and bushes.


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Total Area: 124.3 m<sup>2</sup> ... 1338 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</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

Moving On Estate Agents  
 12 Colebrook Road  
 Plympton  
 Plymouth  
 PL7 4AA

01752 340666  
 enquiries@movingonestateagents.co.uk  
<https://www.movingonestateagents.co.uk>

