



**89 DOWNFIELD DRIVE**  
PLYMOUTH, PL7 2DP

**£175,000**  
FREEHOLD

Situated in a popular cul-de-sac in Plympton and needing some updating throughout is this two bedroom semi detached house with front and rear gardens and a garage in a nearby block. Accommodation briefly comprises lounge/diner, kitchen, two bedrooms and a shower room. Offered with no onward chain a viewing is highly recommended.



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- Semi Detached House
- Two Bedrooms
- No Onward Chain
- In Need on Modernisation
- Garage in a Block
- Front & Rear Gardens
- Viewing Advised



### Entrance:

Via uPVC double glazed door into:

### Hallway:

Door to kitchen and into lounge:

**Kitchen: 2.72m x 2.71m (8'11" x 8'10")**

uPVC double glazed window to the front. Wall and floor mounted matching units with roll edge worktops and tiling to splash back areas. Bowl and a half drainer sink unit with mixer tap over and space provided for cooker, washing machine and fridge/freezer.

**Lounge/Diner: 5.36m x 3.92m (17'7" x 12'10")**

uPVC double glazed window to the rear, door to storage under stairs and stairs to first floor. Electric Radiator.

### Landing:

Doors to all upstairs rooms and access to loft. Electric radiator

**Bedroom 1: 3.93m x 2.66m (12'10" x 8'8")**

uPVC double glazed window to the front. Double doors to storage cupboard.

**Bedroom 2: 3.93m x 2.73m (12'10" x 8'11")**

uPVC double glazed window to the rear, door to cupboard over stairs.

### Bathroom:

uPVC obscure double glazed window to the side. Suite comprising double shower cubicle with glazed

screens, wash hand basin and low flush W.C. Tiling to all wall and to shower area.

### Outside:

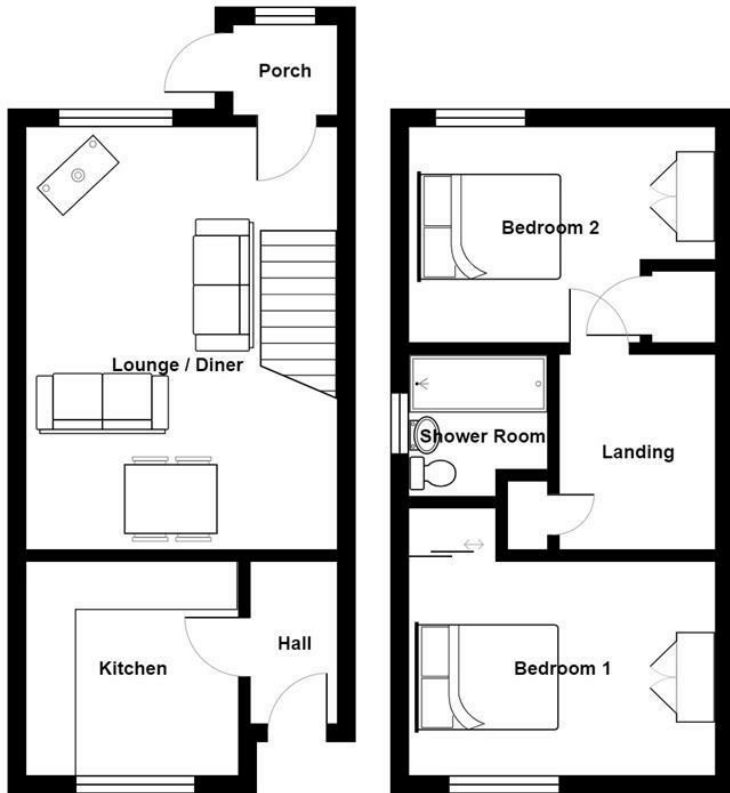
To the front of the property is a stone chipped garden with a path leading to the front door. To the rear is a tired garden with a patio leading to a stone chipped garden and a brick built shed with a further gate giving access to the rear.

### Garage:

Situated in a nearby block with up and over door.



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Total Area: 65.8 m<sup>2</sup> ... 708 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>38</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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