



## 46 DEVERON CLOSE

PLYMOUTH, PL7 2YF

£250,000  
FREEHOLD

Situated at the end of a popular cul-de-sac in Plympton is this 3 bedroom extended link semi detached house requiring modernisation. Accommodation comprises lounge/diner, kitchen/breakfast room, utility room, cloakroom, three bedrooms and a shower room. Benefiting from uPVC double glazing, economy 7 heating, driveway, garage and good size rear garden. Offered with no onward chain a viewing is highly recommended.



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- Link Semi Detached House
- In need of some updating
- Level Rear Garden
- Three Bedrooms
- Drive & Garage
- No Onward Chain



Entrance:

Hallway:

Stairs to first floor, doors to downstairs rooms.

Lounge: 4.17m x 3.38m (13'8" x 11'1")

uPVC double glazed window to the front, feature fireplace with electric fire opening into:

Dining Room: 2.90m x 2.61m (9'6" x 8'6")

uPVC double glazed window to the rear and electric heater.

Kitchen/Breakfast Room 5.17m x 2.76m (16'11" x 9'0")

uPVC double glazed window to the rear. Wall and floor mounted units with roll edge work tops and tiling to splash back areas. Stainless steel drainer sink with mixer tap over and built in eye level double oven and electric Hob. Space provided for fridge/freezer and door though to utility and W.C and further door to garage.

Cloakroom:

uPVC double glazed window to the side. Low flush W.C and wash hand basin.

Utility Room: 2.39m x 1.96 (7'10" x 6'5")

Sliding patio doors to the side and uPVC double glazed window to the rear. Plumbing for washing machine.

First Floor Landing:

Doors to all upstairs rooms.

Bedroom 1: 3.80m x 2.81m (12'5" x 9'2")

uPVC double glazed window to the front and electric heater.

Bedroom 2: 2.85m x 2.44m to wardrobes (9'4" x 8'0" to wardrobes)

uPVC double glazed window to the rear, electric heater and door to fitted wardrobes.

Bedroom 3: 2.61m x 2.34m (8'6" x 7'8")

uPVC double glazed window to the front

Shower Room:

uPVC obscure double glazed window to the rear. Double shower tray with glazed screen, low flush W.C and wash hand basin with cupboards under. Shower boarding to all walls.

Outside:

To the front of the house is a garden laid to lawn with a path to the front door and driveway to the single garage. To the rear is a level garden with a large patio area and an artificial grass area with raised flower borders and an area currently housing a timber shed.

Garage:

Electric door with power and lighting.

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Total Area: 105.5 m<sup>2</sup> ... 1135 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>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>22</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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