



## 200 PLYMOUTH ROAD, PLYMPTON

PLYMOUTH, PL7 4NR

GUIDE - £499,950  
FREEHOLD

A superbly presented detached property in Plympton on the outskirts of Plymouth with generous sized family accommodation comprising 4 bedrooms (ensuite and family bathroom), Lounge, Dining Room and Modern L Shaped Kitchen/Breakfast Room with Island and Integrated Appliances. The property has plentiful driveway parking for a number of vehicles, central heating, double glazing and gardens to front and rear. Offered with no onward chain, an early viewing is highly advised.



## 200 PLYMOUTH ROAD

- Substantial Detached Family Home
- 4 Bedrooms with Ensuite to Master,
- Family Bathroom and Cloaks
- Lounge and Dining Room
- Large Modern Kitchen/Breakfast Room with Integrated Appliances
- Gas Central Heating, uPVC D/G
- Large Block Paved Driveway with Plentiful Parking
- Gardens to Front and Rear
- Offered With No Onward Chain



### Entrance:

Arched Double Glazed Doors into:

### Hallway:

Staircase with wooden rail and banisters leading to the first floor with cupboard below. Doors off to:

### Cloakroom:

Low level wc, wash hand basing and tiling to walls. Radiator, wall mounted combination boiler. Window to the side.

### Dining Room: 4.13m x 3.63m (13'6" x 11'10")

Dual aspect room with windows to the front and side. Radiator.

### Lounge: 4.87m x 4.12m (15'11" x 13'6")

Feature fire surround, radiator and television aerial point. Window to the front and door leading onto the front southerly aspect decking. Opening though to:

### Kitchen/Breakfast Room: 8m x 3.79m (26'2" x 12'5")

L Shaped room (max measurements). To one end is a generous sized island with ammonite Carrara Quartz work surface, drawers below and seating for 4/5. The main kitchen area is very well fitted with matching quartz work surfaces. There are numerous integrated appliances including oven with slide and hide front, further combi oven with

warming drawer beneath, full height integrated fridge and freezer, washing machine and dishwasher as well as an induction hob with extractor over. The units have underlighting and plinth lighting. Window and French style patio doors to the rear of the property.

### Landing:

Storage Cupboard. Doors off to:

### Bedroom 1: 5.1m x 4.49m (16'8" x 14'8")

Range of fitted wardrobes to one wall, radiator and window to the front. Door to:

### Ensuite:

Glazed shower cubicle, low level wc and large vanity wash hand basin. Tiled walls and flooring and window to the side.

### Bedroom 2: 3.91m x 3.7m (12'9" x 12'1")

Radiator and window to the rear. Access to the loft space.

### Bedroom 3: 3.67m x 3.02m (12'0" x 9'10")

Radiator, window to the front and built in storage cupboard.

### Bedroom 4: 3.67m x 2.01m (12'0" x 6'7")

radiator and window to the side.

### Family Bathroom: 3.4m x 2.68m (11'1" x 8'9")

Large bathroom comprising good sized shower



cubicle with glazed door, corner bath with jacuzzi function, large vanity sink unit and corner wc. Towel radiator, tiled walls and flooring and window to the rear.

#### Outside:

To the front of the property there is a large blocked paved driveway proving parking for numerous vehicles. Immediately to the front there is a good sized decked area accessed via steps to one side or from the lounge. The front garden area is on levels and could be turfed to provide lawned areas. There is access around both sides of the house. To the rear there is a timber built storage shed and two patio areas one accessed via the patio doors in the breakfast end of the kitchen/breakfast room.

#### Material Information:

- \* Council Tax Band - C Annual Cost £1969
- \* Construction - Part Cavity, Part Timber Frame
- \* Mains gas, electric, sewage and water, Gas central heating,
- \* Parking - Private driveway
- \* Broadband - Standard-Available, Superfast-Available, Ultrafast- Available
- \* Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Limited

- \* Mobile (data) EE-Limited, Three-Limited, 02-Likely, Vodafone-Limited
- \* Flood Risk - Very Low Risk

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### ADDITIONAL INFORMATION

**Local Authority** – Plymouth City Council

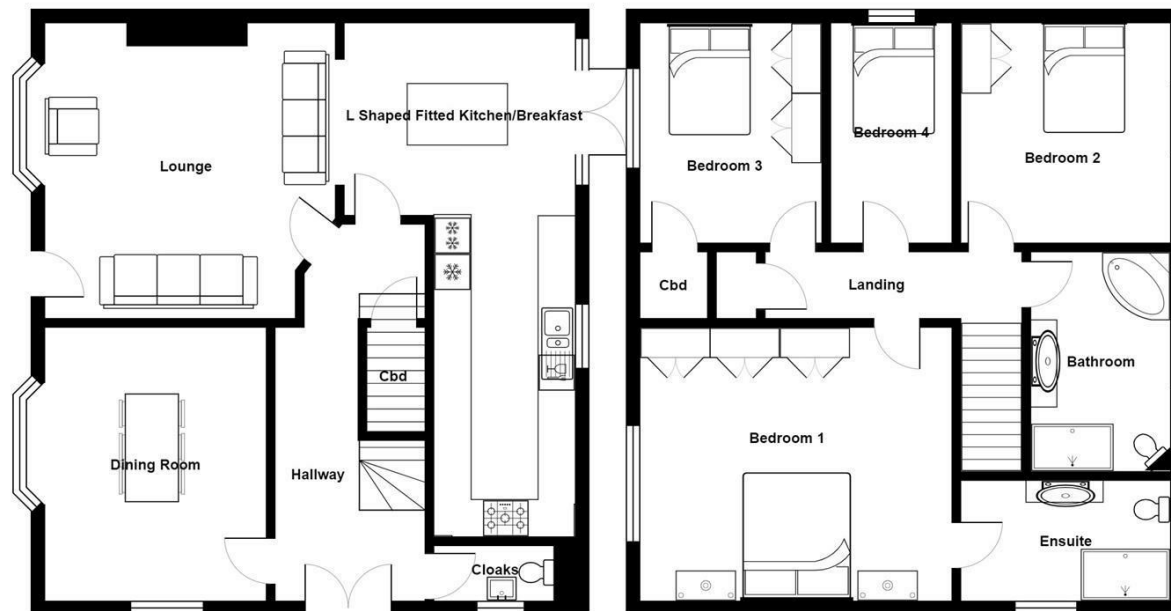
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Tenure** – Freehold







Total Area: 167.4 m<sup>2</sup> ... 1802 ft<sup>2</sup>



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 83        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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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