



## 20 LOWER RIDINGS

PLYMOUTH, PL7 5LE

£220,000

Located in Newnham Downs, Plympton is this very well presented modern mid terraced house comprising of 2 double bedrooms, lounge/diner, conservatory, kitchen and modern shower room with walk in shower. The property benefits from having gas central heating, uPVC framed double glazing, an enclosed rear garden and an off road parking space to the front.



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- Modern Terraced House
- Kitchen, Lounge/Diner, Conservatory
- Gardens and Parking
- 2 Double Bedrooms, Modern Shower Room
- Gas CH, uPVC DG



ENTRANCE: Door leading into:

HALLWAY: Stairs to first floor. Door to lounge and doorway to:

KITCHEN: 9' 6" x 7' 4" (2.91m x 2.26m) (max). Range of wall mounted and base units with roll edge work surfaces over and tiled splashbacks. Stainless steel sink unit, gas hob with electric oven below and extractor above. Space for fridge/freezer and washing machine. Window to the front..

LOUNGE/DINER: 14' 3" x 11' 8" (4.36m x 3.58m) Laminate flooring, television aerial point and patio doors to:

CONSERVATORY; 7' 8" x 7' 5" (2.35m x 2.27m) Double glazed conservatory with French style doors to the rear.

LANDING: Doors off to:

BEDROOM 1: 10' 0" x 8' 11" (3.06m x 2.74m) (to wardrobe fronts). Built in wardrobes, radiator and window to the rear.

BEDROOM 2: 9' 8" x 8' 5" (2.97m x 2.57m) (to wardrobe fronts). Built in wardrobes, overstairs cupboard and radiator, Window to the front.

SHOWER ROOM: Modern suite comprising walk in shower with rainfall shower, vanity wash hand basin

with cupboard below and wc with recessed cistern. Tiled walls throughout.

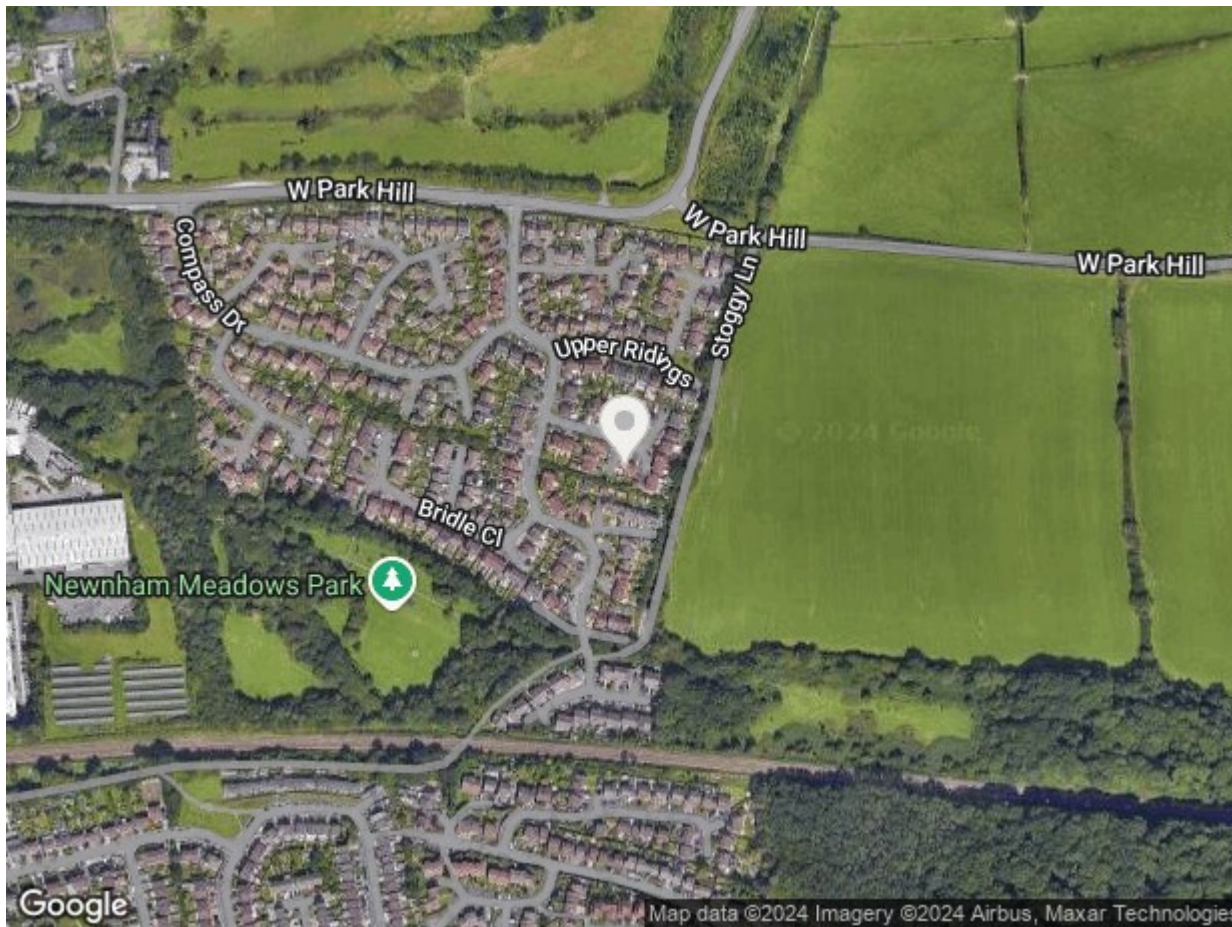
OUTSIDE: To the front of the property is a small low maintenance garden area. There is also parking for one vehicle. To the rear of the property is an enclosed garden with decking, gravelled areas and raised plant border. There is also a small timber shed.

### Material Information:

- \* Council Tax Band - B Annual Cost £1722.68
- \* Mains gas, electric, sewage and water, Gas Central Heating,
- \* Parking - Driveway
- \* Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- \* Mobile (outdoor) EE-Likely, Three-Likely, O2-Likely, Vodafone-Likely
- \* Mobile (indoor) EE-Limited, Three-Limited, O2-Limited, Vodafone-Limited
- \* Flood Risk - Surface Water - Very Low Rivers & Sea - Very Low
- \* Construction - Standard

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>75</b>	
(69-80) <b>C</b>		
(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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