



## 83 DOWNFIELD DRIVE

PLYMOUTH, PL7 2DP

GUIDE: £180,000  
FREEHOLD

GUIDE £180,000 to £190,000 Situated In a popular cul-de-sac and on a mostly level plot is this two bedroom semi detached bungalow with front and rear gardens and a garage. Accommodation comprises lounge/diner, kitchen, two double bedrooms and a bathroom. Benefiting from uPVC double glazing, gas central heating and no onward chain a viewing is highly recommended.





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- Guide £180,000 to £190,000
- Semi Detached Bungalow
- Two Bedrooms
- Front & Rear Gardens
- Garage in Block
- No Onward Chain



### Entrance:

uPVC double glazed door into:

### Porch:

uPVC double glazed door and window to the front & rear and further door into:

### Hallway:

Door to storage cupboard, bedrooms, bathroom and to:

Lounge: 5.91m x 3.02m (19'4" x 9'10")

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

Kitchen: 3.35m x 2.06m (10'11" x 6'9")

uPVC double glazed window to the rear and obscure double glazed door to the side. Wall and floor mounted units with roll edge worktops and tiling to splash back areas. Stainless steel drainer sink unit, built in electric hob with extractor over and oven beneath and spaces for washing machine and fridge freezer. Door to storage cupboard.

Bedroom 1: 3.60m x 2.73m (11'9" x 8'11")

uPVC double glazed window to the front and radiator.

Bedroom 2: 3.60m x 2.35m (11'9" x 7'8")

uPVC double glazed window to the front and radiator.

### Bathroom:

Suite comprising panelled bath with shower over, pedestal wash hand basin and low flush W.C. Tiling to splash back are to shower areas.

### Outside:

To the front of the property is a garden laid mainly to lawn with a path to the front door. To the rear is a patio area leading to a lawned garden with a stone chipped flower border and a path leading to a storage shed and a gate giving access to the rear.

### Garage:

Situated in a nearby block with metal up and over door.

### Material Information:

- \* Council Tax Band - B Annual Cost £1722.68
- \* Construction - Standard
- \* Mains gas, electric, sewage and water, Gas central heating,
- \* Parking - Street & Garage
- \* Broadband - Standard-Available, Superfast-Available, Ultrafast- Available
- \* Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Limited
- \* Mobile (data) EE-Limited, Three-Likely, 02-Limited, Vodafone-Limited
- \* Flood Risk - Surface - Low Risk

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Total Area: 58.5 m<sup>2</sup> ... 630 ft<sup>2</sup>







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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