



7 MALLARD CLOSE, PLYMPTON

PLYMOUTH, PL7 2LF

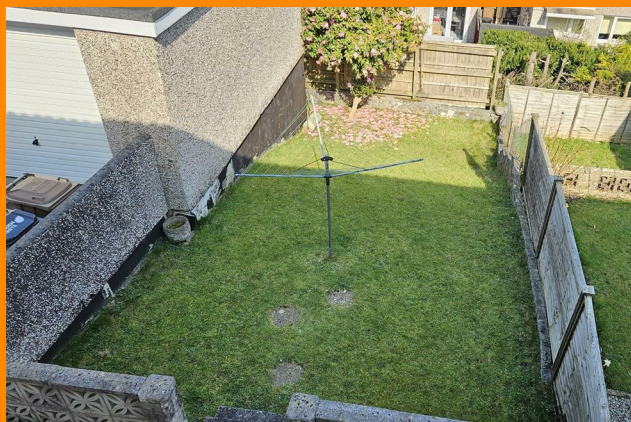
£270,000
FREEHOLD

With good access to the Ridgeway in Plympton and all its conveniences, we offer this semi detached property comprising of 3 bedrooms, bathroom, lounge and kitchen diner with many integrated appliances. There are elevated views out towards Lee Moor to the rear and the house benefits from having front and rear gardens, a private driveway with garage, gas central heating (rads where stated) and double glazing. Offered with no onward chain.



7 MALLARD CLOSE

- Semi Detached Family Home
- Close to Ridgeway Shopping Centre
- 3 Bedrooms and Bathroom
- Lounge, Kitchen/Diner
- Gardens, Garage and Driveway
- GCH, uPVC DG, NO CHAIN



Entrance:

PVC door into:

Hall:

Stairs to first floor, double doors into:

Lounge: 4.15m x 3.84m (13'7" x 12'7")

(at widest point). Feature fire surround with gas fire fitted. Small understairs cupboard, Radiator and window to the front elevation. Opening into:

Kitchen/Diner: 4.75m x 3.18m (15'7" x 10'5")

Dining Area:

Window to rear.

Kitchen Area:

Range of wood fronted base and wall units with work surfaces over and matching upstands. Stainless steel sink unit, integrated oven, hob, fridge and freezer. Space for washing machine and window to the side and door to the rear.

Landing:

Window to the side. Doors off to:

Bedroom 1: 3.94m x 2.61m (12'11" x 8'6")

Range of fitted bedroom furniture, radiator and window to the front.

Bedroom 2: 2.7m x 2.4m (8'10" x 7'10")

Built in storage cupboard and window to the rear with views towards the moors.

Bedroom 3: 3.2m x 2.05m (10'5" x 6'8")

(narrowing to 2m (6')). Over stairs cupboard, radiator and window to the front

Bathroom:

White suite comprising pannelled bath with shower over and glazed screen . Tiled walls, radiator and window to the rear.

Outside:

To the front of the property is a grassed garden area with various shrubs and plants. A driveway leads along the side of the property to the garage. To the rear of the house is a level patio area with steps down onto a banked garden that is grassed with a single small tree to the bottom.

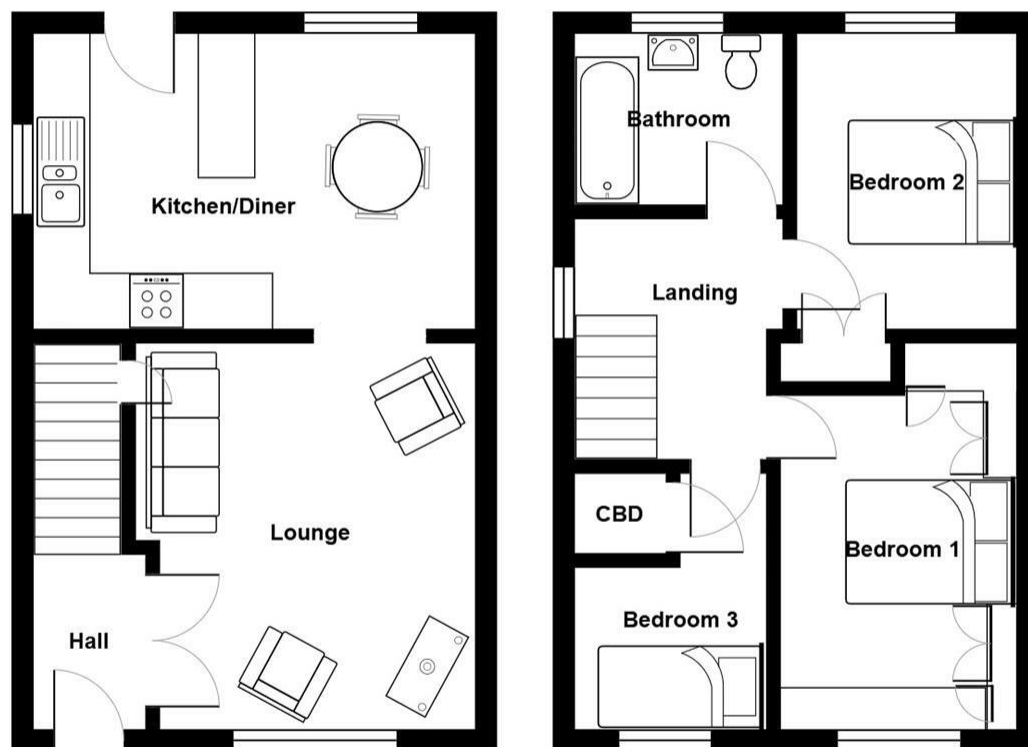
Garage:

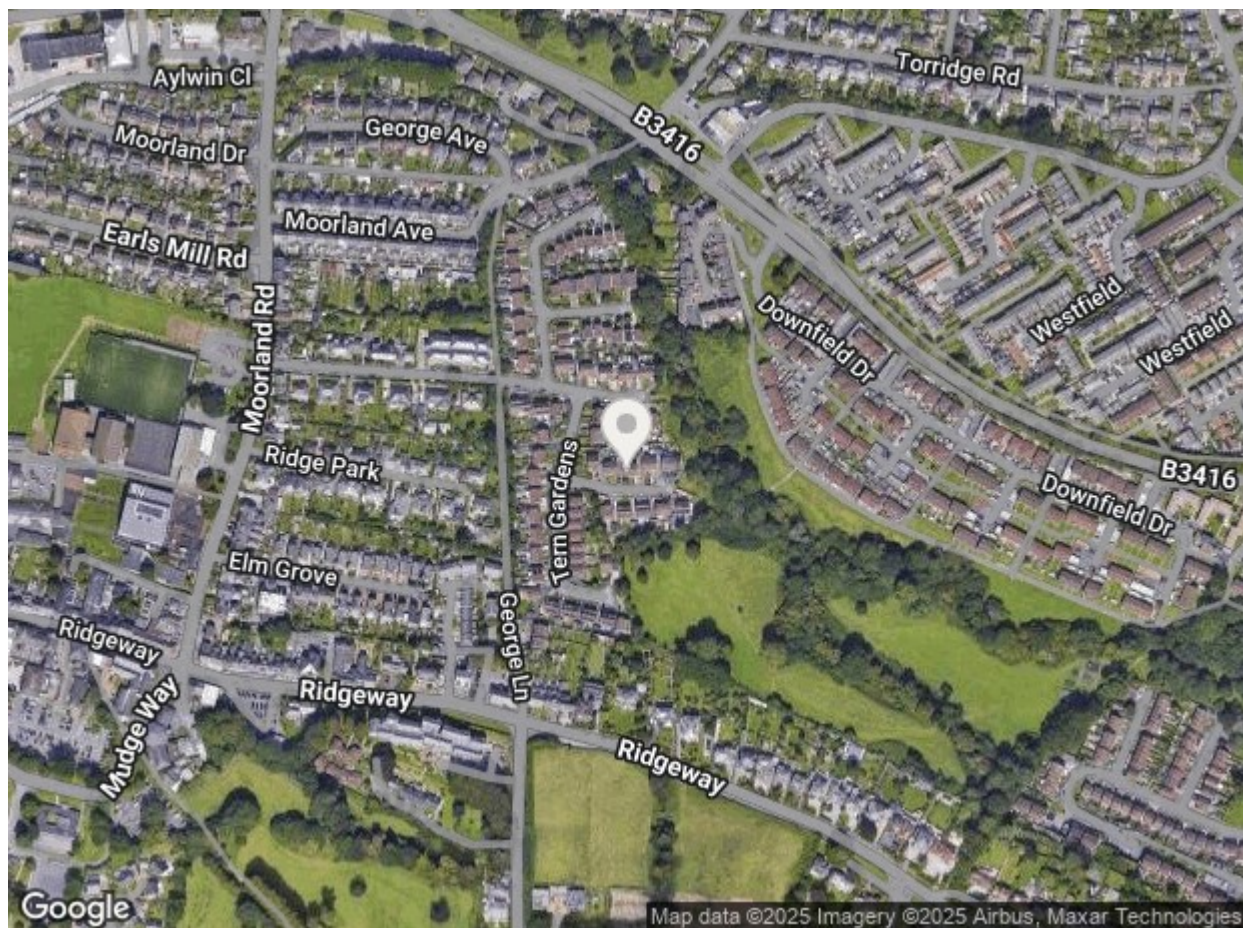
Single with up and over door.


Material Information

- * Council Tax Band - C Annual Cost £2067 25/26
- * Construction - Traditional
- * Mains Gas, Electric, Sewage and Water, Gas Central Heating,
- * Parking - Driveway & Garage
- * Broadband - Standard-Available, Ultrafast- Available
- * Mobile (voice) EE-Likely, Three-Likely, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Likely, Three-Likely, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface - Low Risk

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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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