



35 WALNUT DRIVE

PLYMOUTH, PL7 2ZD

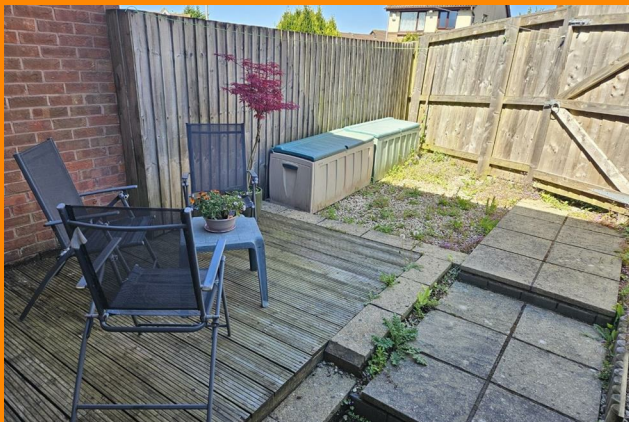
OFFERS OVER
FREEHOLD

A nicely presented two bedroom terrace house with front and rear gardens and 2 allocated parking spaces situated in a popular cul-de-sac in the Chaddlewood area of Plympton. Accommodation comprises lounge, kitchen/diner, two bedrooms and a bathroom. Further benefits include uPVC double glazing and electric heating. An internal viewing is highly advised.



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- Mid Terrace House
- Two Bedrooms
- Kitchen/Diner
- 2 Allocated Parking Spaces
- Front & Rear Gardens
- Viewing Recommended



Entrance:

via uPVC double glazed door into:

Porch area:

Opening into lounge and door to storage cupboard housing meters.

Lounge: 4.69m max x 3.90m max (15'4" max x 12'9" max)

uPVC double glazed window to the front, stairs to first floor, wall mounted economy seven heating and further electric radiator. Door to:

Kitchen: 3.90m x 2.37m (12'9" x 7'9")

uPVC double glazed window and glazed door to the rear. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Stainless steel single drainer sink unit with mixer tap over and spaces provided for washing machine, cooker and fridge/freezer. Wall mounted electric heater.

Landing:

Doors to upstairs rooms, access to loft space and door to airing cupboard with water cylinder.

Bedroom 1: 3.91m max x 3.02m (12'9" max x 9'10")

uPVC double glazed windows to the front, wall mounted electric heater and double doors to fitted wardrobes.

Bedroom 2: 3.39m x 1.89m (11'1" x 6'2")

uPVC double glazed window to the rear.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath, pedestal wash hand basin and low flush W.C. Tiling to all splash back areas and to shower area.

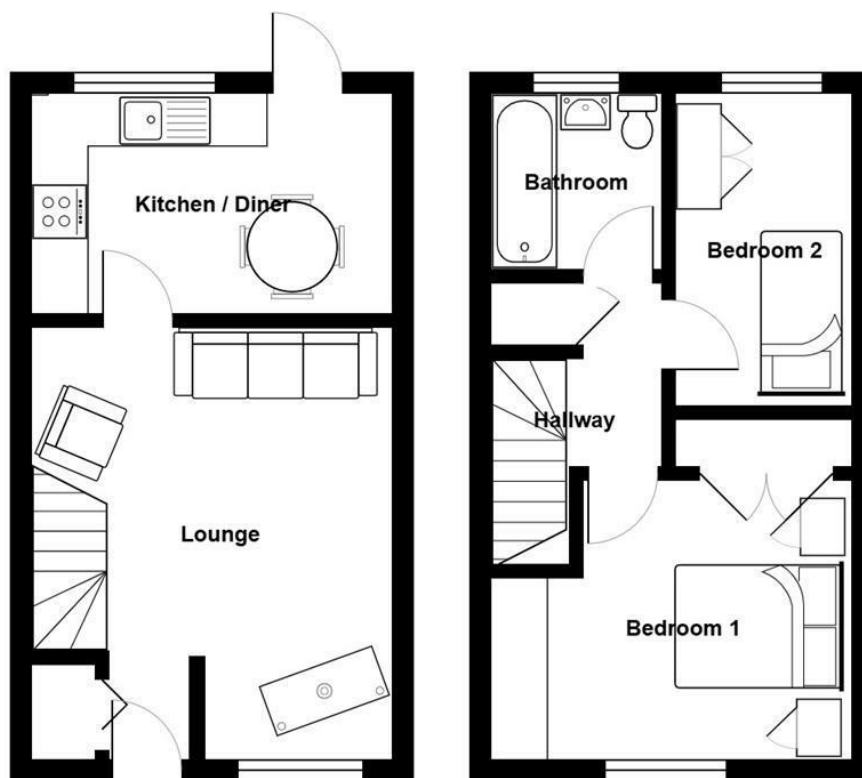
Outside:

To the front of the property is a garden laid to lawn and a path leading to the front door. To the rear is a decked area and a path leading to a stone chipped area and a gate giving access to the rear lane.

Material Information:

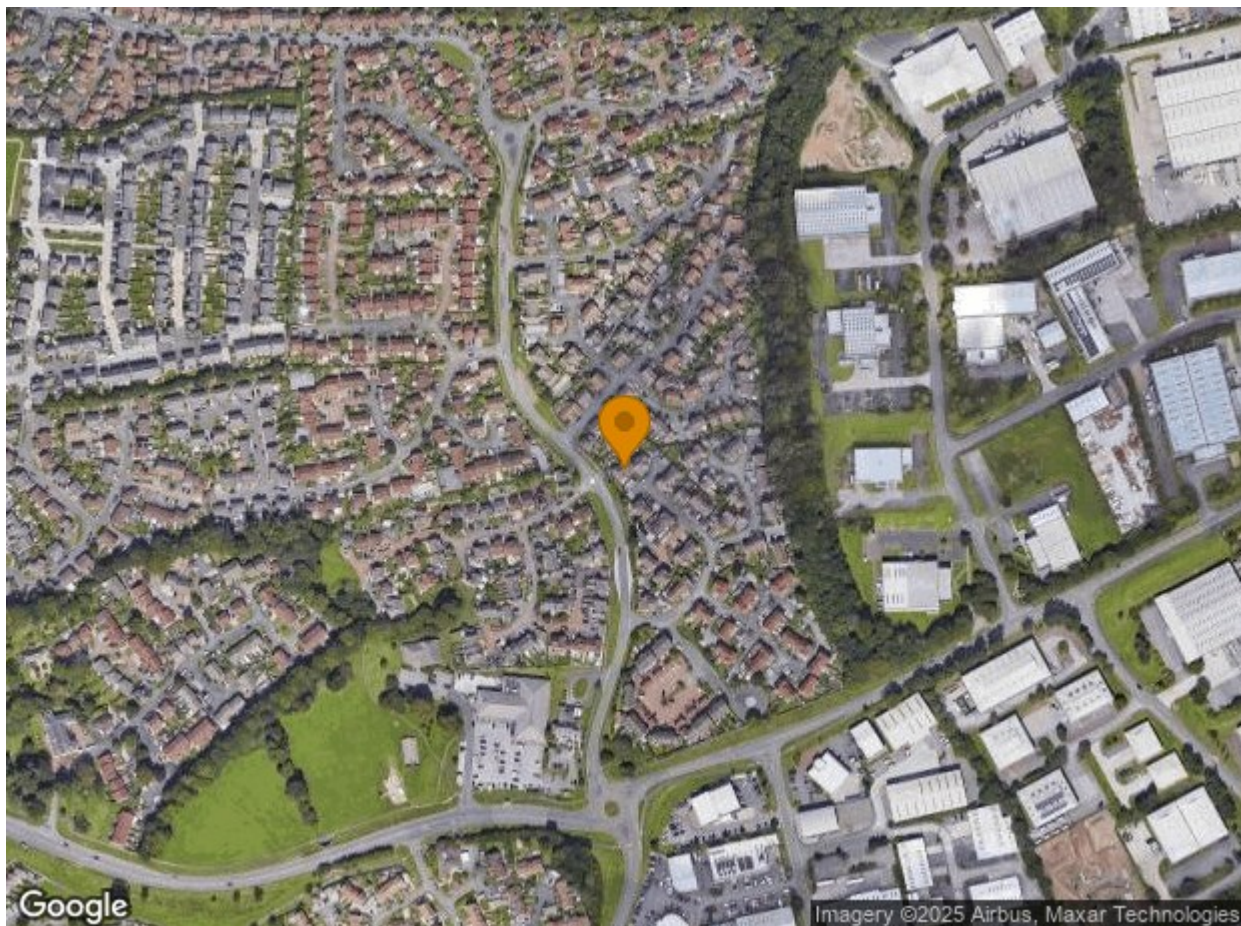
- * Council Tax Band - B Annual Cost £1808.67
- * Construction - Standard
- * No gas, Mains electric, sewage and water, Electric heating,
- * Parking - 2 allocated parking spaces
- * Broadband - Standard-Available, Superfast-Available, Ultrafast- Available
- * Mobile (voice) EE-Likely, Three-Likely, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Likely, Three-Likely, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface - Low Risk


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Total Area: 56.3 m² ... 606 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	61	
(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

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
<https://www.movingonestateagents.co.uk>

