



## 158 WOODFORD AVENUE

PLYMOUTH, PL7 4QS

£369,950

A very nicely presented 4 bedroom extended semi detached house with off road parking, garage and gardens situated in the ever popular Woodford area of Plympton. Accommodation comprises, Lounge, Open plan Kitchen/diner, family room, four bedrooms (master en-suite) and family bathroom. Benefiting from gas central heating, uPVC double glazing, shared driveway, gardens and garage. A credit to its current owner an internal viewing is advised.



# 158 WOODFORD AVENUE

- Extended Semi Det House • 4 Bedrooms (en-suite)
- Kitchen/Diner & Family Room • Off Road Parking
- Shared Driveway & Garage • Rear Garden
- Close to Woodford & Heles School



## Entrance:

via composite door with glazed panels into:

## Porch:

Further double glazed door into hallway and coat hanging area.

## Hallway:

uPVC double glazed window to the side, stairs rising to first floor, doors to under stairs storage cupboard and radiator.

## Lounge: 4.22m x 3.76m (13'10" x 12'4")

uPVC double glazed window to the front and radiator.

## Kitchen/Diner: 5.64m x 3.70m (18'6" x 12'1" )

uPVC double glazed window to the side. Wall and floor mounted modern units with solid worktops and breakfast bar, tiling to all splash back areas. Stainless steel bowl and a half drainer sink unit with mixer tap over, and space for American style fridge/freezer. Built in gas hob with extractor over, double oven, integrated washing machine and dishwasher. Opening into:

## Family Room: 4.73m max x 2.64m (15'6" max x 8'7")

uPVC double glazed window to the side and double glazed French doors to the rear. Radiator.

## First Floor Landing:

Doors to all rooms and stairs to bedroom 1.

## Bedroom 2: 4.25m x 2.12m (13'11" x 6'11" )

uPVC double glazed window to the front, radiator and doors to cupboards into recess.

## Bedroom 3: 3.77m x 3.49m (12'4" x 11'5")

uPVC double glazed window to the rear and radiator. Door to storage cupboard into recess.

## Bedroom 4: 2.65m x 2.12m (8'8" x 6'11")

uPVC double glazed window to the front and radiator.

## Bathroom:

uPVC double glazed window to the rear. Suite comprising panelled bath with shower over, vanity wash hand basin with cupboards under and low flush W.C. Tiling to all splash back areas and to shower area and heated towel rail.

## Second Floor Landing:

Door into:

## Bedroom 1: 6.26m x 5.17m (20'6" x 16'11")

(Some reduced headroom) uPVC double glazed window to the rear and two velux style windows to the front. Radiator and door into:

## En-Suite Shower Room:

uPVC obscure double glazed window to the side. Shower cubicle with glazed screen, vanity was hand basin with cupboards under and low flush W.C. Tiling to splash back sand to shower area and heated towel rail.

## Outside:

To the front is a parking space and a shared drive giving access to the property and too the garage. To the rear is a lawned garden leading to a stone chipped area and a patio behind the garage. To the side are flower borders with mature shrubs and bushes.

## Garage: 7.75m x 3.56m (25'5" x 11'8")

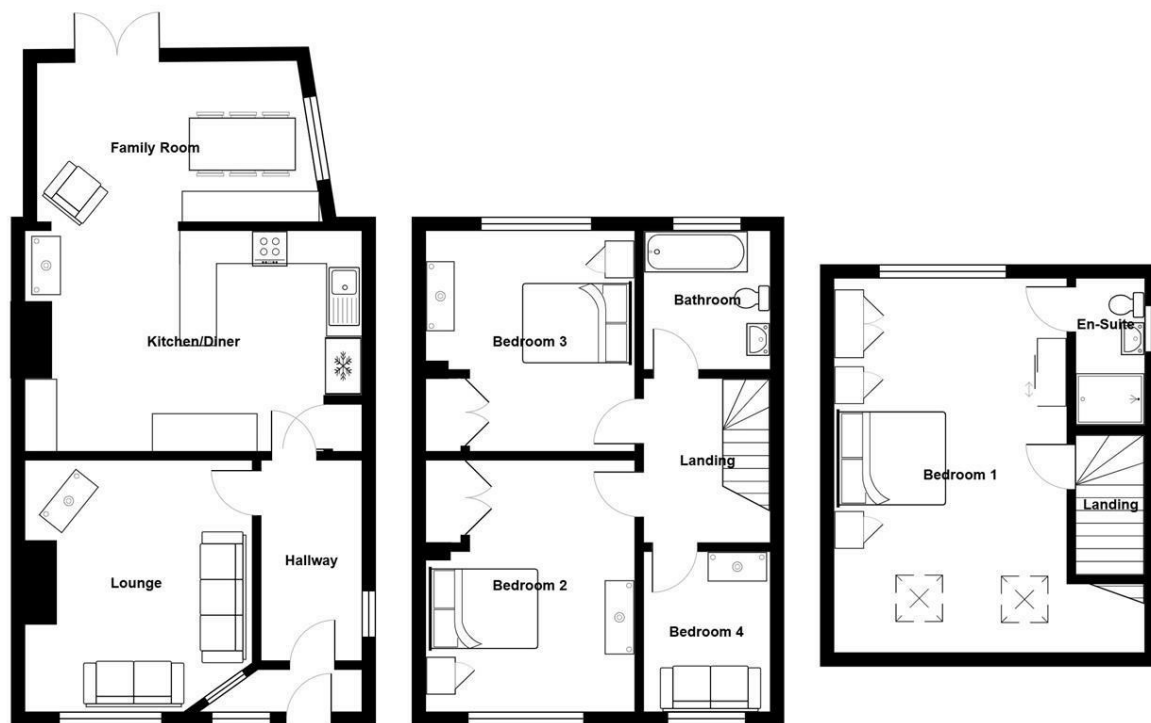
Metal up and over door with power and lighting and glazed door to the side.

## Additional Information:

- \* Council Tax Band - C Annual Cost £2067.04
- \* Mains gas, electric, sewage and water, Gas Central Heating,
- \* Parking - Off Road Space, Shared Driveway & Garage
- \* Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- \* Mobile (voice) EE-Limited, Three-Limited, 02-Likely, Vodafone-Likely
- \* Mobile (data) EE-Limited, Three-Limited, 02-Limited, Vodafone-Likely
- \* Flood Risk - Surface Water - Low Rivers & Sea - Very Low
- \* Construction - Standard

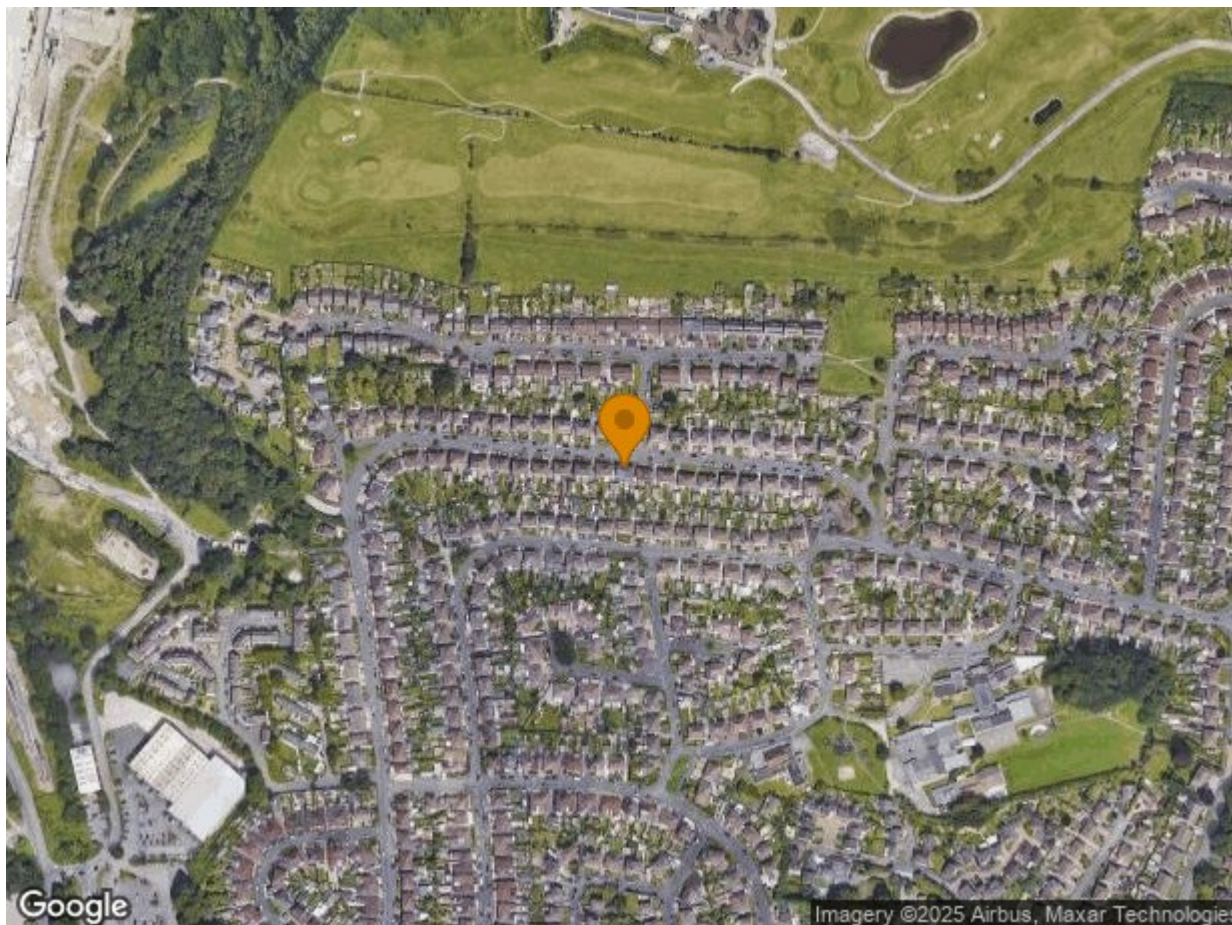



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Total Area: 137.9 m<sup>2</sup> ... 1484 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>	69	
(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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