



78 MEADOW WAY

PLYMPTON, PL7 4JB

£275,000
FREEHOLD

Situated at the end of a popular cul-de-sac in Woodford, with views across Plympton we are delighted to offer this nicely presented two bedroom bungalow. Accommodation comprised lounge/diner, kitchen, two double bedrooms and a bathroom. Benefiting from views across Plympton, off road parking for two vehicles, garage and front and rear gardens. Internal viewing is highly advised.



78 MEADOW WAY, PLYMPTON

- Semi Detached Bungalow
- Two Double Bedrooms
- Far Reaching Views
- Driveway for 2 Cars
- Garage
- Tiered Rear Garden



Entrance:

uPVC double glazed door into side porch.

Porch:

Windows to the side and further uPVC double glazed door into:

Hallway:

Doors to all rooms and door to storage cupboard. Access to loft space. Radiator.

Lounge/Diner: 5.27m x 3.49m (17'3" x 11'5")

uPVC double glazed window to the front with far reaching views, radiator and wall mounted electric fireplace.

Kitchen: 3.22m x 2.82m (10'6" x 9'3")

uPVC double glazed window to the front with far reaching views. Wall and floor mounted units with roll edge worktops, breakfast bar and matching upstands. Stainless steel sink unit with mixer tap over, eye level double oven, fitted gas hob with extractor over and oven beneath. Spaces provided for washing machine and fridge/freezer.

Bedroom 1: 3.91m to wardrobes x 3.19m (12'9" to wardrobes x 10'5")

uPVC double glazed window to the rear, radiator and sliding mirrored doors to wardrobes also housing central heating boiler.

Bedroom 2: 3.59m x 2.91m (11'9" x 9'6")

uPVC double glazed sliding doors to the rear and radiator.

Bathroom:

4 piece suite comprising panelled bath, wash hand basin with cupboards under, shower cubicle with glazed screen and low flush W.C. Tiling to all splash back areas and shower boarding to shower area.

Garage:

Situated under the property with metal up and over door, with power and lighting.

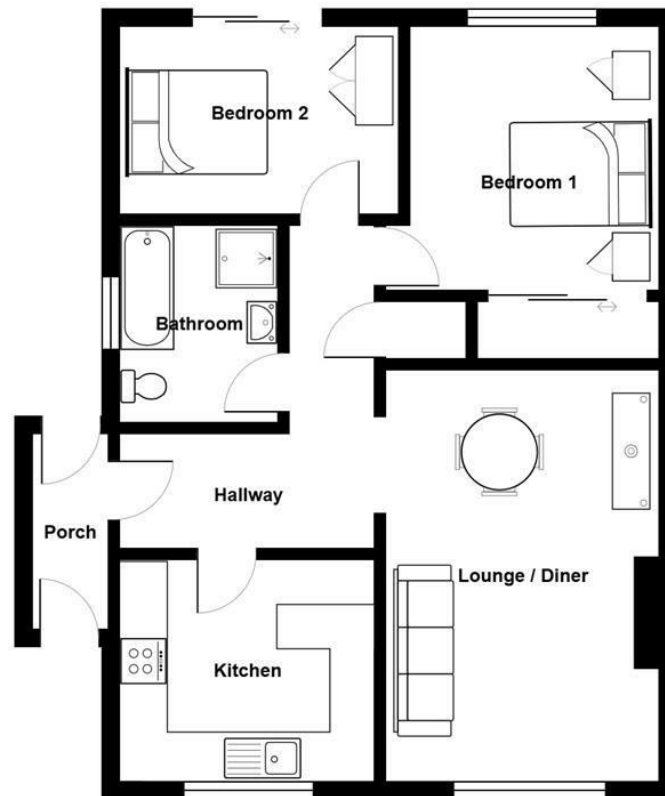
Outside:

To the front of the property is parking for 2 vehicles and a raised tiered garden with mature shrubs and bushes and some steps leading around to the side and the entrance. The path continues to the rear garden which is again tiered with low maintenance areas, stone chipped and artificial grass with shrubs and bushes. To the top of the garden is a good size patio area which is surrounded with flower borders.

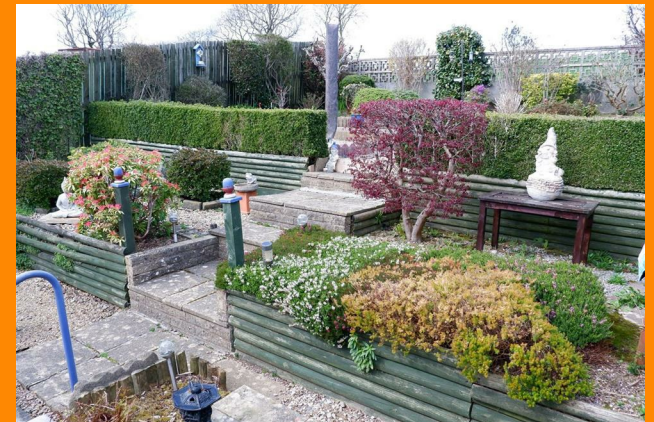
Material Information:

- * Council Tax Band - C Annual Cost £2067 25/26
- * Construction - Standard
- * Mains Gas, Electric, Sewage and Water, Gas Central Heating,
- * Parking - 2 x Driveway & 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: 69.9 m² ... 753 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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