



**54 SEYMOUR ROAD**  
PLYMOUTH, PL7 4NZ

**GUIDE : £240,000**

Situated in a popular road in Woodford we are please to offer this two bedroom semi detached bungalow with front and rear gardens a shared driveway and a garage. Accommodation briefly comprises lounge, kitchen, dining room, two bedrooms and a shower room. Offered with no onward chain an internal viewing is advised.



## 54 SEYMOUR ROAD

### Entrance:

Via uPVC double glazed door into:

### Hallway:

Doors to storage cupboard and doors to:

Bedroom 1: 3.19m x 3.10m (10'5" x 10'2")

uPVC double glazed window the front and radiator.

### Shower Room:

uPVC obscure double glazed window to the side. Shower cubicle with glazed screen, low flush W.C and wash hand basin with cupboard under.

Bedroom 2: 3.77m x 3.07m (12'4" x 10'0")

uPVC double glazed window to the front radiator and sliding doors through to Lounge.

Lounge: 3.6m x 3.98m max (11'9" x 13'0" max)

L-Shape Room - uPVC double glazed French doors to the rear, feature fire surround and radiator.

Dining Room: 2.77m x 2.15m (9'1" x 7'0")

uPVC double glazed window to the side, radiator and opening into:

Kitchen: 3.33m x 2.17m (10'11" x 7'1")

uPVC double glazed door to the rear. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Single drainer sink unit with mixer tap over and spaces provided

for washing machine, cooker and fridge. Wall mounted boiler.

### Outside:

To the front of the property is a stone chipped garden and a path leading to the front door. Further to the front is a Tarmac shared driveway with one private parking space leading to the rear and the garage. To the rear is a tiered garden with a patio area, two steps leading to a second patio and a further two steps to the third level. To the back of the garden is an area currently housing a green house and Timber shed.

### Garage:

Metal up and over door.

### Additional Information

Council tax - Band B - £1808.67

Construction - Standard

Flood Risk - Low Risk

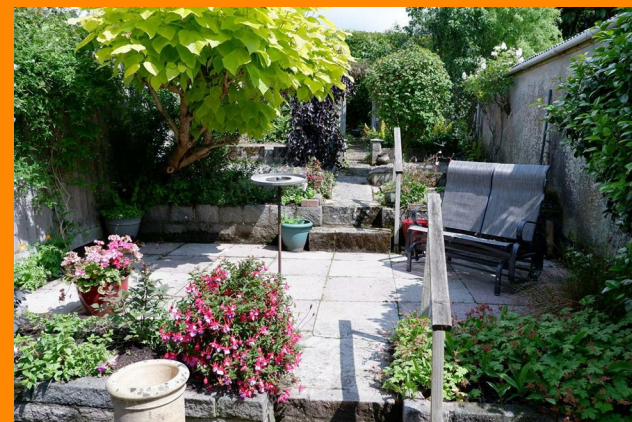





## 54 SEYMOUR ROAD



Total Area: 62.3 m<sup>2</sup> ... 671 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>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>	<b>64</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

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

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

