



38 LARKHAM LANE

PLYMOUTH, PL7 4PJ

£280,000
FREEHOLD

Situated close to Woodford and Heles Schools in the Woodford area of Plympton is this 3 bedroom Stanbury semi detached house with off road parking and front and rear gardens. Accommodation comprises lounge, dining room, kitchen, cloakroom, three bedrooms and a bathroom. With no onward chain a viewing is highly recommended.



38 LARKHAM LANE

- Stanbury Semi Detached
- Front & Rear Gardens
- Close to Woodford & Heles School
- Three Bedrooms
- Shared Driveway & Hardstand
- No Onward Chain



Entrance:

Via uPVC double glazed sliding doors into:

Porch:

uPVC double glazed window to the lounge and further glazed door into:

Hallway:

uPVC double glazed window to the side, radiator and stairs to first floor. Doors to downstairs rooms, to storage under stairs and further door to W.C.

W.C:

uPVC double glazed window to the side. Low flush W.C and wash hand basin with tiling to splash back areas.

Lounge: 4.14m x 3.75m (13'6" x 12'3")

uPVC double glazed window to the front, feature fireplace, radiator and doors through to:

Dining Room: 3.85m x 3.29m (12'7" x 10'9")

uPVC double glazed sliding doors to the rear and radiator.

Kitchen: 2.84m x 2.26m (9'3" x 7'4")

uPVC double glazed window to the rear and door to the side. Wall and floor mounted matching units with roll edge work tops and stainless steel effect splash backs. Single drainer sink unit with mixer tap over, built in oven with hob and extractor over and integrated fridge, freezer and washing machine.

First Floor Landing:

Doors to upstairs rooms and access to loft space.

Bedroom 1: 4.16m x 3.48m (13'7" x 11'5")

uPVC double glazed window to the front and radiator.

Bedroom 2: 3.84m x 3.49m (12'7" x 11'5")

uPVC double glazed window to the rear, radiator and door to airing cupboard housing boiler.

Bedroom 3:

uPVC double glazed window to the front & radiator.

Bathroom:

Two uPVC obscure double glazed windows to the side. Suite comprising panelled bath, pedestal wash hand basin and low flush W.C, double shower cubicle with glazed screen. Tiling to splash back areas and to shower area and further door to storage cupboard.

Outside:

To the front of the property is a stone chipped garden area with shrubs and bushes and a brick pave parking area leading to front door and shared driveway leading down the side and to the garage. A gate on the side leads to the rear where there is a patio area with some steps leading up to a garden area with artificial grass. A path leads up the garden giving access to a second area laid to lawn and behind the garage an area currently housing a timbre shed.

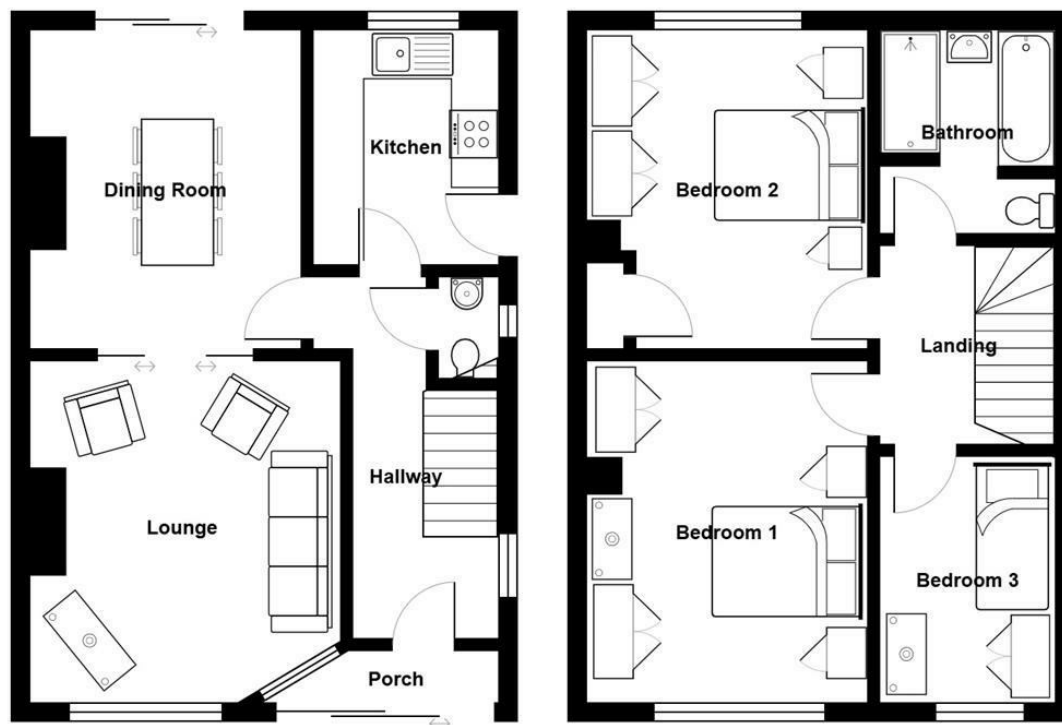
Garage:

Metal up and over door.

Information:

Construction - Stanbury Built - Standard
Council Tax - C (£2067.04)
Parking - Hardstand and Driveway

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Total Area: 92.7 m² ... 998 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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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