



4 DOWNFIELD WAY

PLYMPTON, PLYMOUTH, PL7 2DU

GUIDE : £200,000 - £210,000
FREEHOLD

Guide £200,000 to £210,000 With open views to the front we are delighted to offer this two bedroom terrace house in a popular road in Plympton, Plymouth. Accommodation comprises lounge, modern kitchen/diner, two double bedrooms and a bathroom. Benefits include gas central heating, uPVC double glazing, garage in a block with parking in front and front and rear gardens. Internal viewing is highly advised.



4 DOWNFIELD WAY

- Mid Terrace House
- 2 Double Bedrooms
- Modern Kitchen/Diner
- 4 Piece Bathroom
- Garage & Parking
- Low Maintenance Gardens



Entrance:

Part glazed door into:

Porch:

uPVC double glazed window to the side of door and further door into:

Lounge: 5.35m x 3.94m (17'6" x 12'11")

uPVC double glazed window to the front, radiator and stairs rising to first floor. Door through to:

Kitchen/Diner: 3.94m x 2.73m (12'11" x 8'11")

uPVC double glazed window to the rear. Wall and floor mounted matching units with roll edge worktops and tiling to splash back areas. Stainless steel single drainer sink unit with mixer tap over, built in gas hob with extractor over and oven beneath and integrated fridge/freezer and washing machine. Wall mounted boiler inside matching unit.

Landing:

Doors to all rooms and access to loft.

Bedroom 1: 3.94m max x 2.73m (12'11" max x 8'11")

uPVC double glazed window to the rear and radiator. Fitted wardrobes to one wall and radiator.

Bedroom 2: 3.94m x 2.65m (12'11" x 8'8")

uPVC double glazed window to the front, radiator and door to storage cupboard.

Bathroom:

4 piece suite comprising panelled bath, pedestal wash hand basin, low flush W.C and shower cubicle

with glazed doors and fitted shower. Tiling to all splash back areas, shower area and heated towel rail.

Outside:

To the front of the property is a low maintenance artificial lawn garden and a path to the front door. To the rear is a tiered garden with a stone chipped area leading to a decked area and an outside shed.

Garage:

Situated in a nearby block is a single garage with metal up and over door with a parking space in front.

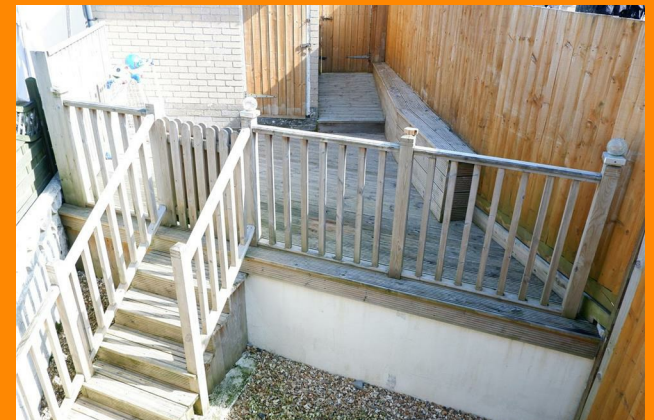
Material Information

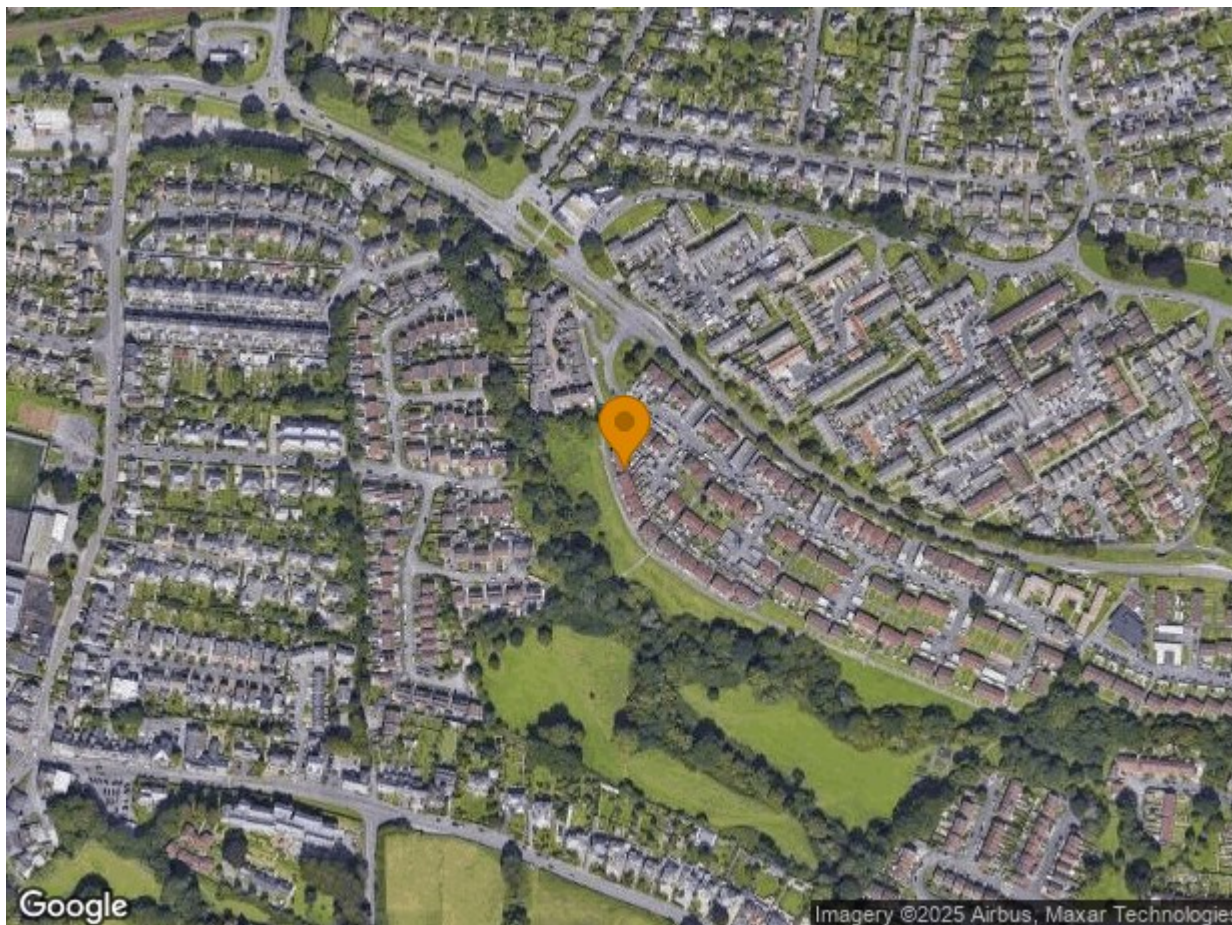
- * Council Tax Band - B Annual Cost £1808.67 25/26
- * Construction - Standard
- * Mains gas, electric, sewage and water, Gas central heating,
- * Parking - Garage in a block with parking in front.
- * Broadband - Standard-Available, Superfast-Available, Ultrafast- Available
- * Mobile (voice) EE-Likely, Three-Limited, 02-Limited, Vodafone-Limited
- * Mobile (data) EE-Likely, Three-Limited, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface - Low Risk

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Total Area: 66.6 m² ... 717 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(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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