



35 The Knoll

Plympton, Plymouth, PL7 4SH

Offers Over £300,000



Detached bungalow being offered with vacant possession & a westerly-facing rear garden with lovely views over Woodford. Currently the accommodation comprises kitchen, 2 receptions, 2 bedrooms & family bathroom. Plentiful parking on a private drive. Garage with utility area & workshop. Close to bus route.



35 THE KNOLL, PLYMPTON, PLYMOUTH PL7 4SH

ACCOMMODATION

uPVC door with inset double-glazed panel opening into the entrance hall.

ENTRANCE HALL 19'4" x 4'2" (5.90 x 1.29)

Doors leading to the accommodation. Storage cupboard. Access to insulated loft.

LOUNGE 15'4" x 11'7" max (4.69 x 3.54 max)

uPVC double-glazed partial bay window to the front elevation. Stone hearth and surround with a wooden mantel and inset gas fire.

BEDROOM ONE 13'10" x 11'8" (4.22 x 3.58)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'1" x 11'1" (3.69 x 3.38)

uPVC double-glazed window to the rear elevation overlooking Woodford. 2 built-in storage cupboards - one with hanging space and the other with shelving.

BATHROOM 7'10" x 5'5" (2.39 x 1.67)

A fully-tiled bathroom fitted with a matching suite comprising panelled bath with mixer tap and shower attachment, corner shower unit with electric shower, pedestal wash handbasin with mixer tap and a close-coupled wc. Chrome heated towel rail. uPVC obscured window to the rear elevation.

DINING ROOM 10'2" x 8'11" (3.12 x 2.72)

uPVC double-glazed window to the side elevation. Door leading into the kitchen.

KITCHEN 12'11" x 8'11" (3.95 x 2.72)

Fitted with a matching suite comprising base and wall-mounted units incorporating a 4-ring gas burner with extractor hood over, integrated microwave and electric oven. Roll-edged laminate work surface with one-&-a-half bowl inset stainless-steel sink with mixer tap and tiled splash-back. Door opening to the side porch. The room is dual aspect with a uPVC double-glazed window to the rear elevation and another to the side elevation.

SIDE PORCH 5'5" x 3'5" (1.66 x 1.06)

uPVC double-glazed door opening to the driveway. uPVC double-glazed windows to the side and rear elevation. Small brick storage area.

GARAGE 16'11" x 8'8" (5.18 x 2.66)

Up-&-over door. Lighting. Door to the rear opening to the utility space.

OUTSIDE

To the front of the property concrete steps lead to a path, in turn leading to the front door, bordered either side by areas of lawn and raised borders of shrubs and flowers. To the side of the bungalow there is a private driveway providing parking for several vehicles, which leads to the rear garden via a walkway which runs around the bungalow, where there are further areas laid to lawn with shrub borders together with a slabbed area and lovely views over Woodford and beyond.

UTILITY SPACE 12'2" x 7'10" (3.73 x 2.40)

Mid-level wc and wash handbasin. Worcester boiler. Archway leading into the workshop.

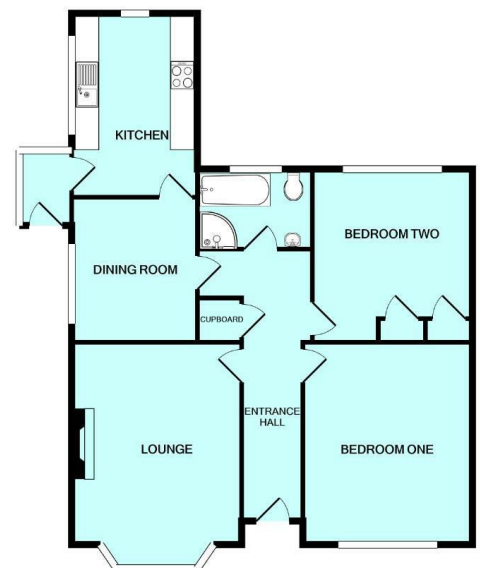
WORKSHOP 12'2" x 11'1" (3.71 x 3.38)

Work bench. Power.

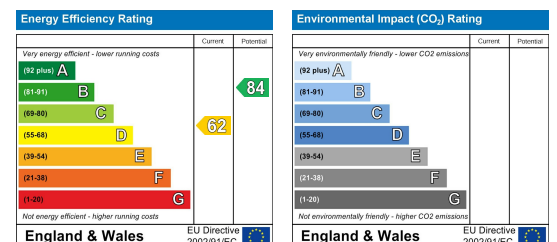
Area Map



Floor Plans



Energy Efficiency Graph



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