



32 Pear Lane

Plympton, Plymouth, PL7 2GB

Offers Over £240,000



Spacious, modern, terraced property in a popular residential area, with an allocated off-road parking space to the front. The accommodation comprises an entrance hall, cloakroom, kitchen & lounge/diner opening out to the sunny, landscaped rear garden, 2 bedrooms, master ensuite & an additional bathroom. No chain.



PEAR LANE, PLYMPTON, PLYMOUTH PL7 2GB

ACCOMMODATION

Composite front door, with an obscured double-glazed panel, opening into the entrance hall.

ENTRANCE HALL 8'4" x 3'6" (2.56 x 1.09)

Grey wood-effect vinyl flooring. Doors providing access to the cloakroom and lounge/diner. Storage cupboard housing the Ideal Logic combination boiler.

CLOAKROOM 5'2" x 2'11" (1.59 x 0.89)

Matching suite comprising close-coupled wc and pedestal wash handbasin with a tiled splash-back. Extractor fan. Continuation of the grey wood-effect vinyl flooring.

KITCHEN 10'0" x 6'2" (3.05 x 1.89)

Fitted with a range of attractive white high-gloss base and wall-mounted units incorporating roll-edged laminate work surface and inset 4-ring stainless-steel gas hob with a stainless-steel splash-back and extractor hood over. Integrated oven. Space for a washing machine. Space for an upright fridge/freezer. uPVC double-glazed window to the front. Continuation of the grey wood-effect vinyl flooring.

LOUNGE/DINER 18'11" x 12'10" (5.77 x 3.93)

Contemporary integrated wall-mounted electric fan fire with an overhead inset tv unit. Ample space for a dining table. Staircase rising to the first floor landing with open plan area beneath. uPVC double-glazed French doors, with double-glazed windows either side, opening to the rear garden.

FIRST FLOOR LANDING 6'8" x 6'5" (2.04 x 1.96)

Doors providing access to the first floor accommodation. Access hatch to roof void.

BEDROOM ONE 12'11" x 8'11" + door access (3.94 x 2.72 + door access)

Above stairs storage cupboard with hanging rail. Twin uPVC double-glazed windows to the rear overlooking the garden. Door leading into the ensuite.

ENSUITE 6'2" x 5'4" (1.89 x 1.64)

Matching suite comprising fitted shower cubicle, pedestal wash handbasin with tiled splash-back and close-coupled wc. Extractor fan. Grey wood-effect vinyl flooring.

BEDROOM TWO 12'11" x 8'4" (3.95 x 2.56)

Twin uPVC double-glazed to the front.

BATHROOM 6'7" x 6'2" (2.03 x 1.89)

Matching suite comprising panel bath with fitted shower over, pedestal wash handbasin with tiled splash-back and close-coupled wc. Partly-tiled walls. Extractor fan.

OUTSIDE

To the front of the property there is an allocated car parking space. To the rear there is a landscaped garden laid to paving and artificial grass, with inset shrubs and plants. Side access gate to a shared walkway.

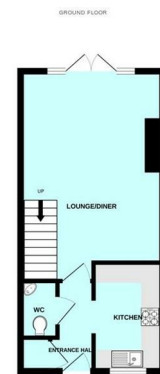
AGENT'S NOTE

Plymouth City Council
Council Tax Band B

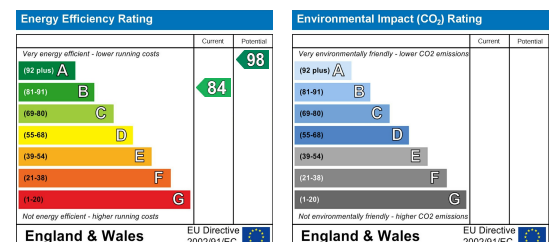
Area Map



Floor Plans



Energy Efficiency Graph



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