



## 40 Underwood Road

Plympton, Plymouth, PL7 1SZ

Offers Over £180,000



Well-presented period, terraced cottage within walking distance of the Ridgeway shopping area. The accommodation comprises an entrance vestibule, lounge/diner, kitchen, 2 bedrooms & wet room. The property is south-facing & to the rear there is an open courtyard area incorporating a purpose-built shed together with a lovely-sized lawned garden, including a seating area with summer house.





## UNDERWOOD RD, PLYMPTON PL7 1SZ

### ACCOMMODATION

uPVC obscured double-glazed door, with leaded light panel, opening into the vestibule.

### ENTRANCE VESTIBULE 3'11" x 2'9" (1.21 x 0.84)

Laminate wood flooring. Wooden door opening into the lounge/diner.

### LOUNGE/DINER 13'2" narr to 9'3" x 12'11" narr to 8'8" (4.03 narr to 2.84 x 3.95 narr to 2.66)

Feature fireplace with wood mantel, stone surround and a tiled hearth. Ample space for a dining table. uPVC double-glazed window to the front. Doorway opening into the kitchen.

### KITCHEN 11'5" x 8'2" (3.5 x 2.5)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces and inset 4-ring gas hob with a filter hood over and stainless-steel sink unit with tiled splash-back. Integrated oven and fridge/freezer. Laminate wood flooring. uPVC double-glazed window to the rear. Entrance into the inner hallway.

### INNER HALLWAY 2'9" x 2'8" (0.84 x 0.83)

Door opening into the wet room and a further stable-style door opening to the rear courtyard.

### WET ROOM 6'1" x 5'2" (1.86 x 1.6)

Fitted with a walk-in shower with twin shower heads, wash handbasin with storage cupboard beneath and close-coupled wc with hidden cistern. Heated towel rail. Obscured double-glazed window to the rear.

### FIRST FLOOR LANDING

Doors providing access to the bedrooms. Access hatch to partially-boarded, insulated roof void.

### BEDROOM ONE 12'10" x 9'6" (3.92 x 2.92)

uPVC double-glazed window to the front.

### BEDROOM TWO 11'5" x 9'8" (3.49 x 2.95)

uPVC double-glazed window to the rear. Door to airing cupboard housing the Vaillant boiler.

### OUTSIDE

To the rear there is an open courtyard garden area with access to a purpose-built shed. Steps lead up to main garden which is laid to lawn, with a summer house to the rear, providing elevated views over Plympton.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: B

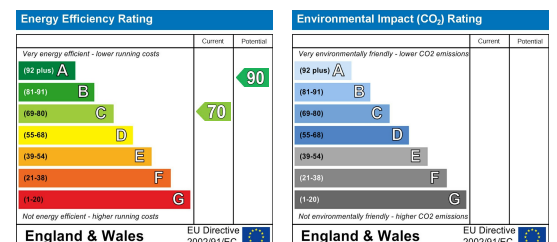
## Area Map



## Floor Plans



## Energy Efficiency Graph



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