



## 130a Underwood Road

Plympton, Plymouth, PL7 1TD

£220,000



A spacious, modern semi-detached property sitting in an elevated position with views over Plympton. The accommodation comprises an entrance hall, open-plan kitchen/diner, lounge, 2 double bedrooms & bathroom. There are enclosed gardens to the front & rear together with a garage, accessed from the rear garden.



## UNDERWOOD RD, PLYMPTON PL7 1TD

### ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 5'1" x 4'5" (1.56 x 1.36)

Tiled-effect laminate flooring. Under-stairs storage cupboard with shelving, housing the meters. Further shelved cupboards. Inset ceiling spotlighting. Archway opening into the kitchen.

### KITCHEN 8'8" x 7'11" (2.65 x 2.42)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset one-&-a-half bowl sink unit, mixer tap and a mosaic tiled splash-back. Spaces for cooker, washing machine and tumble dryer. uPVC double-glazed window to the rear elevation. Continuation of the tiled-effect laminate flooring. Open plan access into the dining area.

### DINING AREA 11'5" x 6'0" plus recess (3.49 x 1.84 plus recess)

Continuation of the tiled-effect laminate flooring. Ample space for a dining table. Recess for an upright fridge/freezer.

### LOUNGE 15'1" x 12'1" (4.6 x 3.7)

Feature fireplace with marble-effect inset, surround and wood mantel. Staircase rising to the first floor landing. Large sliding uPVC double-glazed door to the front elevation with views over the garden.

### FIRST FLOOR LANDING 6'0" x 2'8" (1.84 x 0.82)

Doors providing access to the first floor accommodation. Access hatch to the roof void. uPVC double-glazed window to the side elevation. Airing cupboard housing the Worcester boiler.

### BEDROOM ONE 11'10" x 11'8" + recess (3.63 x 3.58 + recess)

uPVC double-glazed window to the front elevation with views over Plympton, towards Plymouth. Recess for a wardrobe.

### BEDROOM TWO 11'1" x 8'7" (3.4 x 2.64)

uPVC double-glazed window to the rear elevation. Laminate wood flooring.

### BATHROOM 8'3" x 5'11" (2.52 x 1.82)

Fitted with a matching suite comprising a panelled bath with shower system over, pedestal wash hand basin and close-coupled wc. Chrome heated towel rail/radiator. Tiled walls. Mosaic tiled-effect vinyl flooring. Obscured uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via a wooden gate providing access to the front garden which is mainly laid to lawn with a stone-chipped border and a further brick-paved seating area. A crazy paved path leads to the entrance and runs alongside the property to the rear garden which is laid over a couple of levels with steps leading up one side to a stone-chipped terrace and to a further terrace with a decked seating area. Courtesy door opening into the garage.

### GARAGE 16'4" x 7'8" (4.99 x 2.35)

Up-&-over door. Power and light.

### COUNCIL TAX

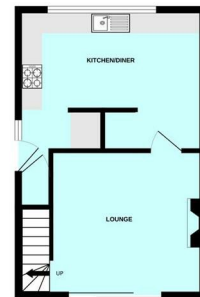
Plymouth City Council  
Council tax band: B

## Area Map

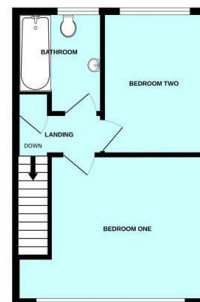


## Floor Plans

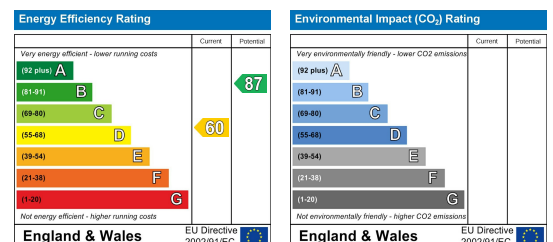
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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