



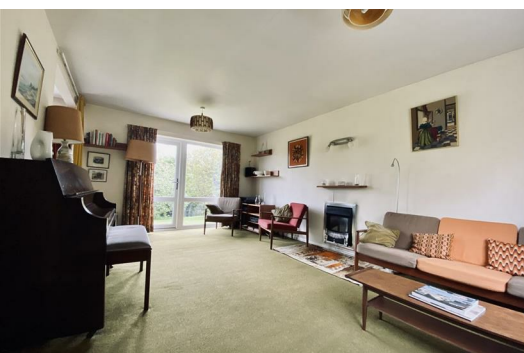
## 8 David Close

Plympton, Plymouth, PL7 2BQ

£425,000



Detached family home, tucked away in a sought after cul-de-sac, sitting on a fantastic plot, in need of modernisation. The accommodation comprises an entrance hall, cloakroom, lounge, dining room, kitchen, 4 bedrooms and family bathroom. There is a sweeping driveway providing parking for 4/5 vehicles in front of a detached garage with a mainly-lawned front garden and pathways leading down both sides of the property to a lovely rear garden. No chain.





## DAVID CLOSE, PLYMPTON PL7 2BQ

### ACCOMMODATION

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

### ENTRANCE HALL 12'8" x 6'5" (3.87 x 1.98)

Parquet flooring. Staircase rising to the first landing with under-stairs storage cupboard. Doors leading off to the cloakroom, lounge, dining room and kitchen.

### CLOAKROOM 6'6" x 3'10" (1.99 x 1.18)

Fitted with a suite comprising low-level wc and pedestal wash handbasin with tiled splash-back. Obscured uPVC double-glazed window to the side.

### LOUNGE 17'10" x 11'11" (5.46 x 3.64)

Dual aspect with uPVC double-glazed windows to the front and rear. uPVC double-glazed door opening to the rear garden. Wall-mounted glass-fronted 'Living Flame' gas fire. Square arch opening into the dining room.

### DINING ROOM 10'5" x 7'6" (3.2 x 2.31)

uPVC double-glazed window to the rear. Serving hatch opening into kitchen. Further door opening into the entrance hall.

### KITCHEN 10'5" x 8'11" (3.19 x 2.73)

Matching base and wall-mounted units incorporating roll-edged work surfaces with inset stainless-steel sink unit. Spaces for cooker, washing machine and fridge. uPVC double-glazed window to the rear overlooking the garden. Wall-mounted boiler. Obscured uPVC double-glazed door to the side.

### FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. uPVC double-glazed window to the front. Access hatch to roof void.

### BEDROOM ONE 12'0" x 10'6" (3.68 x 3.21)

uPVC double-glazed window to the rear.

### BEDROOM TWO 10'6" x 8'11" (3.21 x 2.73)

Fitted wardrobe. uPVC double-glazed window to the rear.

### BEDROOM THREE 10'6" x 7'6" (3.22 x 2.3)

uPVC double-glazed window to the rear.

### BEDROOM FOUR 12'1" x 6'11" max (3.69 x 2.12 max)

uPVC double-glazed window to the front.

### BATHROOM 6'6" x 5'5" (2.0 x 1.66)

Fitted with a coloured suite comprising panelled bath with mixer shower attachment, pedestal wash handbasin and close-coupled wc. Partly-tiled walls. Obscured uPVC double-glazed window to the side.

### OUTSIDE

The property is approached via a sweeping driveway providing off road parking for up to 4/5 vehicles and leading to a detached garage. The front garden is mainly laid to lawn with a paved path leading to the front door and running along each side of the property to the rear garden. There is a lovely-sized rear garden, mainly laid to lawn, with shrub borders.

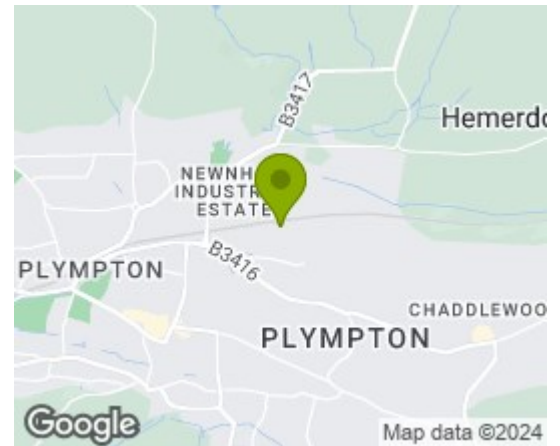
### GARAGE 19'1" x 9'7" (5.82 x 2.94)

Up-&-over door.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: D

## Area Map

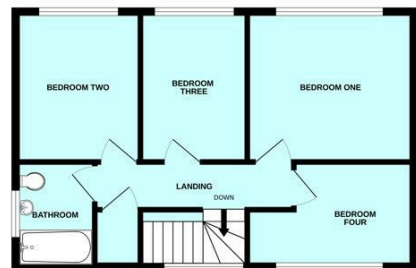


## Floor Plans

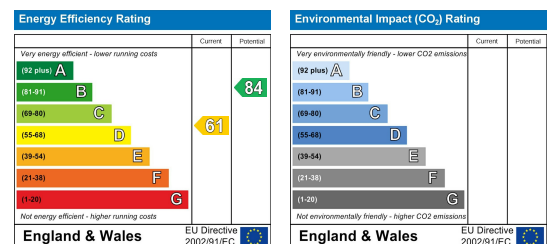
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.