



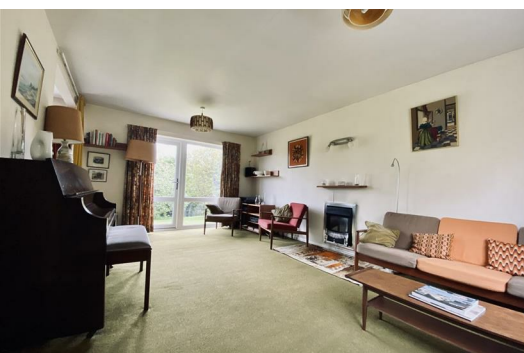
## 8 David Close

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

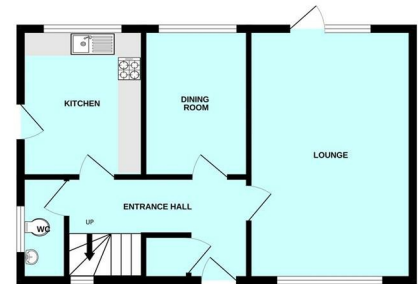
Plymouth City Council  
Council Tax Band: D

## Area Map

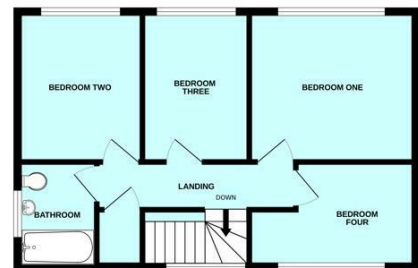


## Floor Plans

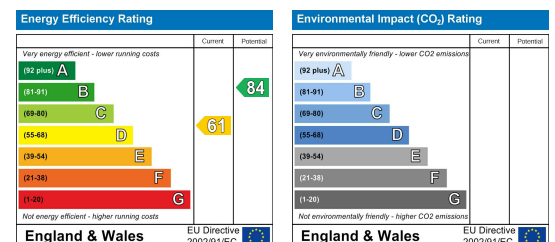
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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