



## 7 Battsford Park

Plympton, Plymouth, PL7 5AT

**£140,000**



This detached Park Home is situated in Battsford Park. The property briefly comprises lounge, dining room, kitchen, two bedrooms and a bathroom. Outside there is a driveway for two cars as well as front and side gardens. This property is for the over 40s, offered with no onward chain and cash buyers only.



## BATTISFORD PARK, PLYMPTON, PLYMOUTH, PL7 5AT

### ACCOMODATION

Entrance via a uPVC double-glazed patterned glass front door leading into the kitchen.

### KITCHEN 13'9" x 9'5" (4.20 x 2.88)

Matching base and wall mounted units. Integrated oven. Space for washing machine, dishwasher and large American style fridge-freezer. Roll-edge laminate worktop with inset 1 1/2 composite sink and 4-ring gas hob with cooker hood over. Housing the Vokera boiler. Dual aspect uPVC double-glazed windows to the front & side elevation. Door leading into the dining room.

### DINING ROOM 9'9" x 6'10" (2.99 x 2.10)

Feature archway into the lounge. uPVC double-glazed window to the side elevation.

### LOUNGE 17'8" x 9'3" (5.41 x 2.82)

Wall mounted electric fireplace. uPVC double-glazed sliding patio doors leading out onto a decked veranda. uPVC double-glazed bay window to the side elevation. Doors to bedrooms and bathroom.

### BEDROOM ONE 12'6" x 9'3" (3.82 x 2.82)

A selection of built in wardrobes, draws and vanity unit. Dual aspect uPVC double-glazed windows to the side and rear elevation.

### BEDROOM TWO 9'5" x 8'8" (2.89 x 2.65)

Built in wardrobes and draws. uPVC double-glazed window to the rear elevation.

### BATHROOM 6'5" x 5'5" (1.98 x 1.67)

Low level wc. Pedestal wash handbasin. Panelled bath with shower over. Chrome heated towel rail. uPVC double-glazed obscured glass window to the side elevation.

### OUTSIDE

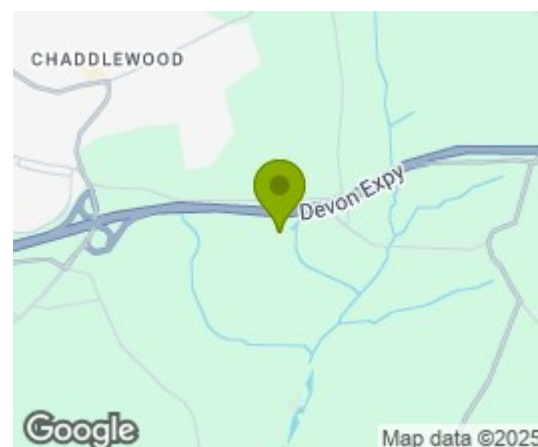
The outside space consists of a patio area, perfect for entertaining. Various lawned areas to each side accented with established shrubs and bushes. A decked veranda with Spanish-style arches. To the rear is a driveway for two vehicles.

### AGENT'S NOTE

South Hams District Council  
Council Tax Band: A

Mains water & electricity  
LPG heating  
Septic tank

### Area Map



### Floor Plans



### Energy Efficiency Graph

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