



## 6 Lynmouth Close

Plympton, Plymouth, PL7 4LZ

Offers Over £485,000



Detached property, situated in a very quiet cul-de-sac within the Woodford area of Plympton, with accommodation comprising an entrance hall & downstairs cloakroom, a large open plan kitchen/diner & separate lounge whilst upstairs there are 4 double bedrooms with a master ensuite & family bathroom. Outside, to the front a driveway provides ample off-road parking, leading to a garage. To the rear the garden is south-facing & includes an outside 'bar'.





**LYNMOUTH CLOSE, PLYMPTON, PLYMOUTH PL7 4LZ**

**ACCOMMODATION**

uPVC door, with obscured glass panel inset, opening into the entrance hall.

**ENTRANCE HALL 10'10" x 7'1" (3.323 x 2.178)**

Doors providing access to the ground floor accommodation.

**LOUNGE 19'3" x 14'9" (5.878 x 4.508)**

A dual aspect room with a uPVC double-glazed bay window to the front elevation, a further uPVC double-glazed window to the front elevation and a uPVC double-glazed window to the side elevation. Feature inset 'Living Flame' electric fireplace with surround.

**DOWNSTAIRS CLOAKROOM 5'11" x 3'9" (1.824 x 1.165)**

Fitted with a close-coupled wc and a vanity wash handbasin with a tiled splash-back. Under-stairs storage cupboard. Obscured uPVC double-glazed window to the side elevation.

**OPEN PLAN KITCHEN/DINER 19'11" x 19'2" (6.087 x 5.851)**

A spacious, light and airy room, fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset one-&-a-half sink and drainer. Space for a large American-style fridge/freezer. Space for a Rangemaster-style cooker. Feature tiled splash-back and fitted extractor hood. Spaces for a tumble dryer and washing machine. Large island with storage cupboards and wine rack- perfect for entertaining. Ceiling spotlighting. uPVC double-glazed windows to the rear elevation. Set of uPVC double-glazed patio doors opening to the rear garden.

**FIRST FLOOR LANDING 13'5" x 7'0" (4.109 x 2.144)**

Doors providing access to the first floor accommodation. Airing cupboard. Access hatch with ladder to boarded, insulated loft space with power and lighting. uPVC double-glazed window to the side elevation.

**BEDROOM ONE 20'2" x 7'0" (6.162 x 2.144)**

uPVC double-glazed window to the rear elevation overlooking the garden, with far-reaching views out over Plympton and beyond.

**ENSUITE 5'6" x 6'3" (1.699 x 1.906)**

Fully-tiled and fitted with a matching suite comprising a shower cubicle with mains-fed shower, a vanity wash handbasin with mixer tap and close-coupled wc. Chrome heated towel rail. Shaving points. Obscured uPVC double-glazed window to the side elevation.

**BEDROOM TWO 17'10" x 9'6" (5.454 x 2.896)**

Built-in wardrobe. uPVC double-glazed window to the rear elevation overlooking the garden, with far-reaching views out over Plympton and beyond.

**BEDROOM THREE 12'7" x 10'6" (3.859 x 3.213)**

uPVC double-glazed window to the front elevation.

**BEDROOM FOUR 12'7" x 8'7" (3.839 x 2.618)**

A dual aspect room with uPVC double-glazed windows to the front and side elevations.

**FAMILY BATHROOM 5'7" x 6'11" (1.717 x 2.112)**

Fully-tiled and fitted with a matching suite comprising a 'P'-shaped bath with mains-fed shower over, vanity wash handbasin and low-level wc. Chrome heated towel rail. Extractor fan.

**GARAGE**

Up-&-over door. Power and electricity. uPVC courtesy door, with inset obscured glass panel, opening to the rear garden.

**OUTSIDE**

The property is approached via a block-paved driveway leading to the garage and the front entrance. Wooden gate providing access to the rear garden. To the rear the garden is south-facing and has been laid for ease-of-maintenance, over 3 levels. The first 2 are laid to patio and the third has been laid to Astroturf enclosed by feather-board fencing to the side and a hedgerow along the rear. The second level houses an impressive garden 'Sports Bar' with an authentic wooden bar counter, decorative tiling, brick-effect wallpaper, power, lighting and halogen heating.

**COUNCIL TAX PCC**

Plymouth City Council  
Council Tax Band: E

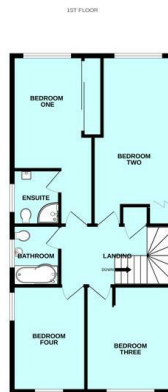
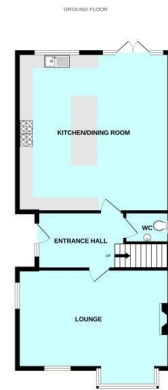
**SERVICES**

The property is connected to all the mains services: gas, electricity, water and drainage.

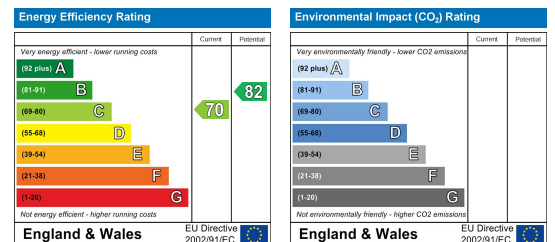
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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