



7 Lynmouth Close

Plympton, Plymouth, PL7 4LZ

£450,000



Well-presented detached house with accommodation briefly comprising an entrance hall, kitchen, lounge & separate dining room together with a downstairs wc, whilst upstairs there are 4 bedrooms & the family bathroom. Outside a brick-paved driveway leads down to the garage, with beautifully landscaped gardens to both the front & rear. There is also access to a full-height basement storage area via the rear garden. The property is in a great location & a viewing is highly advised.



LYNMOUTH CLOSE, PLYMPTON, PLYMOUTH PL7 4LZ

ACCOMMODATION

uPVC patterned-glass door opening into the entrance hall.

ENTRANCE HALL 8'9" x 8'5" (2.67 x 2.58)

Doors providing access to the kitchen, dining room and the downstairs wc. Stairs ascending to the first floor landing with storage cupboard beneath.

DINING ROOM 10'2" x 8'8" (3.10 x 2.65)

uPVC double-glazed window to the rear elevation. Open plan access into the lounge.

LOUNGE 16'4" x 12'6" (4.98 x 3.82)

uPVC double-glazed bay window to the rear elevation with views out over Plympton.

KITCHEN 13'0" x 12'11" (3.98 x 3.96)

Fitted with matching range of base and wall-mounted units incorporating a roll-edged laminate work top with inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Space for a cooker with fitted extractor hood over. Further spaces for washing machine, dishwasher and an American-style fridge/freezer. uPVC double-glazed windows to the front elevation. uPVC double-glazed patterned-glass door opening to the front of the property.

DOWNSTAIRS WC 5'8" x 2'8" (1.73 x 0.82)

Fitted with a close-coupled wc and wall-mounted wash handbasin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 9'1" x 2'10" (2.77 x 0.88)

Doors providing access to the first floor accommodation. Up-&-over hatch with pull-down ladder to insulated, partially-boarded loft with lighting. Storage cupboard housing the boiler. uPVC double-glazed window to the front elevation.

BEDROOM ONE 12'2" x 9'7" (3.73 x 2.94)

Fitted range of double wardrobes with down-lights. uPVC double-glazed window to the front elevation.

BEDROOM TWO 13'3" x 8'5" (4.05 x 2.59)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'9" x 7'6" (2.98 x 2.29)

uPVC double-glazed window to the side elevation.

BEDROOM FOUR 8'6" x 8'0" (2.61 x 2.46)

uPVC double-glazed window to the rear elevation.

FAMILY BATHROOM 8'3" x 5'8" (2.53 x 1.75)

Fitted with a 4-piece suite comprising a curved, panelled bath with mixer tap and shower attachment, wash handbasin set into a storage unit and concealed cistern wc with built-in bidet. Chrome heated towel rail. Vent. 2 obscured uPVC double-glazed windows to the side elevation.

GARAGE 16'6" x 8'3" (5.03 x 2.53)

Electric roller door. Power and lighting. uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a brick-paved driveway leading to the garage, with the front mainly laid to stone chippings. A wooden gate to the side provides access to another area of stone chippings, with the remainder of the garden attractively laid to outdoor laminate and lawn. The rear garden is southerly facing and provides access to a full-height basement storage area with power and lighting.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

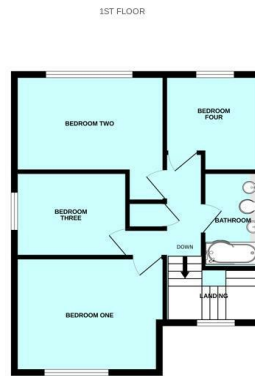
AGENT'S NOTE

Planning permission exists for an extension to the side of the property. Reference: 22/00350/FUL

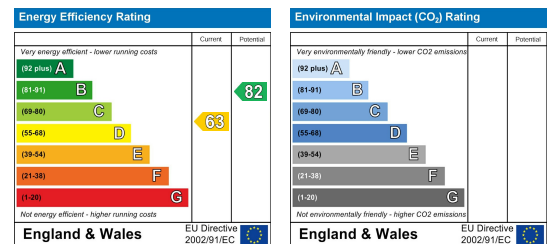
Area Map



Floor Plans



Energy Efficiency Graph



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