# Julian Marks | PEOPLE, PASSION AND SERVICE



# 78 Dudley Road

Plympton, Plymouth, PL7 1RY

# Offers Over £220,000









An ideal starter home, this semi-detached property is close to local amenities, schools & the Saltram estate, comprising an entrance hall, lounge/diner, kitchen, 3 bedrooms & a shower room. Outside there is a shared driveway leading to a garage with parking in front & gardens to both front & rear. In need of further updating, the property has been partially re-decorated & is offered with no onward chain.



# DUDLEY ROAD, PLYMPTON, PLYMOUTH PL7 1RY

#### **ACCOMMODATION**

Obscured uPVC double-glazed door opening into the entrance hall.

# ENTRANCE HALL 10'9" x 5'1" (3.28 x 1.57)

Doors opening to the ground floor accommodation. Stairs ascending to the first floor landing with storage cupboard beneath.

# LOUNGE/DINER 20'6" x 11'6" narr to 8'8" (6.26 x 3.51 narr to 2.66)

Dual aspect with uPVC double-glazed windows to the front and rear elevation. Wall-mounted electric fire. Serving hatch to the kitchen.

## KITCHEN 9'4" x 8'0" (2.86 x 2.44)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop with inset stainless-steel sink. Spaces for cooker, washing machine, tumble dryer, under-counter fridge and under-counter freezer. Wall-mounted boiler. uPVC double-glazed window to the rear elevation. Obscured uPVC double-glazed door to the side opening to the driveway.

# FIRST FLOOR LANDING 8'5" x 5'11" (2.57 x 1.81)

Doors providing access to the first floor accommodation. Drop-down access hatch to partially-boarded loft with power. Obscured uPVC double-glazed window to the side elevation.

# BEDROOM ONE 11'10" x 10'9" (3.63 x 3.29)

Built-in storage cupboard housing the immersion tank. uPVC double-glazed window to the front elevation.

#### BEDROOM TWO 10'9" x 9'4" (3.29 x 2.87)

uPVC double-glazed window to the rear elevation.

# BEDROOM THREE 7'5" x 5'10" (2.28 x 1.80)

uPVC double-glazed window to the front elevation.

#### SHOWER ROOM 5'10" x 5'0" (1.78 x 1.54)

Corner shower unit with electric shower, pedestal wash handbasin and low-level wc. Obscured uPVC double-glazed window to the rear elevation.

#### **GARAGE**

Up-&-over door.

### **OUTSIDE**

The property is approached via a shared driveway, bordered by an area laid to lawn and mature shrubs, leading to a parking space in front of the garage. The driveway provides access to the rear garden which is mainly laid to lawn with a slabbed patio area and smaller trees to the rear providing a natural boundary.

# **COUNCIL TAX**

Plymouth City Council Council Tax Band: B

# **SERVICES**

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

# WHAT3WORDS

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# **Area Map**



## Floor Plans

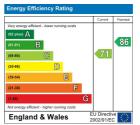
ROUND FLOOR

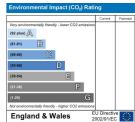


1ST FLOOR



# **Energy Efficiency Graph**





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