



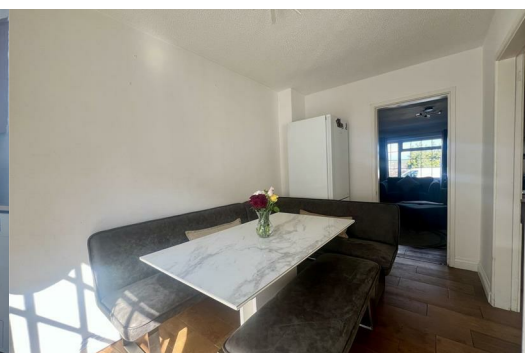
73 Amados Drive

Plympton, Plymouth, PL7 1TT

£325,000



Located in the popular Merafield area, tucked away in the corner of a quiet cul-de-sac, this bright, airy property consists of an entrance hallway & downstairs cloakroom, living room, dining room, kitchen, 3 bedrooms (2 doubles & a single) & the family bathroom. Single integral garage. Off-road parking for 4 cars. Sunny, south-facing rear garden. The property has potential for development & would make a wonderful family home.



AMADOS DRIVE, PLYMPTON, PLYMOUTH PL7 1TT

ACCOMMODATION

uPVC double-glazed door, with an inset obscured glass panel, opening into the entrance hall.

ENTRANCE HALL 6'11" x 3'6" (2.12 x 1.07)

Doors leading to the downstairs cloakroom, the integral garage and the living room. Stairs ascending to the first floor accommodation.

DOWNSTAIRS CLOAKROOM 5'2" x 2'10" (1.58 x 0.87)

Matching close-coupled toilet and wall-mounted corner sink with hot and cold taps. Obscured uPVC double-glazed grille window to the front elevation

LIVING ROOM 4'10" x 12'3" going to 15'8" (1.487 x 3.74 going to 4.78)

Electric fireplace with a wooden mantel and fire surround. uPVC double-glazed grille window to the front elevation. Door leading to the dining room.

DINING ROOM 4'5" x 7'5" (1.353 x 2.27)

Doorway leading to the kitchen. Single-glazed wooden-framed door, with inset square grid glass panes leading to the rear garden. Matching window to the side.

KITCHEN 4'5" x 7'8" (1.351 x 2.36)

Range of matching wood-effect base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 4-burner gas hob and stainless-steel extractor hood over. Inset stainless-steel one-&-a-half sink with mixer tap. Integrated electric oven Spaces for a washing machine and dishwasher. Wooden door, with inset obscured glass, leading to the garden.

FIRST FLOOR LANDING 7'10" x 6'7" (2.39 x 2.03)

Matching wooden doors providing access to the first floor accommodation. Access hatch to insulated loft with power and lighting. uPVC double-glazed grille window to the side elevation.

BEDROOM ONE 15'8" narr to 12'6" x 8'5" (4.78 narr to 3.82 x 2.57)

Built-in cupboard. Space for a triple wardrobe. 2 uPVC double-glazed grille windows to the front elevation.

BEDROOM TWO 11'3" x 8'9" (3.45 x 2.67)

uPVC double-glazed grille window to the rear elevation.

BEDROOM THREE 8'5" x 6'8" (2.58 x 2.04)

uPVC double-glazed grille window to the rear elevation.

FAMILY BATHROOM 8'8" x 6'2" (2.65 x 1.88)

Panelled bath with mains-fed shower over and a glass shower screen, vanity wash handbasin with mixer tap and close-coupled toilet. Built-in storage cupboard. Obscured uPVC double-glazed grille window to the side elevation.

INTEGRAL SINGLE GARAGE 17'4" x 7'10" (5.30 x 2.41)

Up-&-over garage door. Power and lighting. Wall-mounted boiler. To the rear of the garage there is a small workbench and a wooden single-glazed door, with an inset single-glazed glass panel, leading to the decked area. Obscured uPVC double-glazed window. Ample mezzanine storage above.

OUTSIDE

The property is approached via a tarmac driveway leading to the garage with steps leading to the front door. There is also an area laid to stone chippings offering additional parking space. A path runs along the front of the property and continues along the side, to a wooden gate, providing access to the rear garden. To the side there is a wooden decked area leading to a paved patio area at the rear. Steps lead up to a small paved section, with further steps leading to an area laid to lawn. The garden is fully enclosed by a wooden fence.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

WHAT3WORDS

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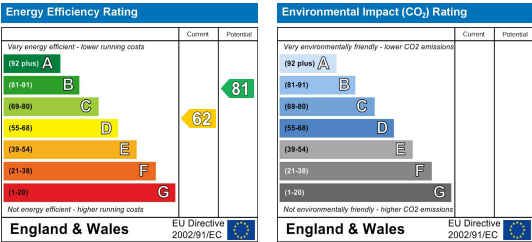
Area Map



Floor Plans



Energy Efficiency Graph



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