



## 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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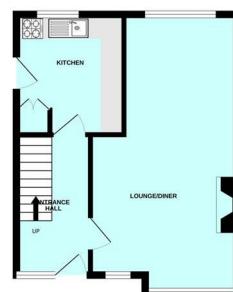
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### Area Map

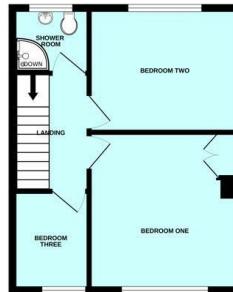


### Floor Plans

GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph

