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LUKE BOON

POWERED BY
exp ^{UK}
Personal Estate Agent



2 BEDROOMS



1 RECEPTION ROOMS



1 BATHROOM



479 SQ.FT



FREEHOLD

KITTER DRIVE
STADDISCOMBE
PL9 9UH
£175,000

Two bedroom cluster home, set on a large private plot, with a private garden & two allocated parking spaces.



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Located in the heart of Staddiscombe in Plymouth, Kitter Drive is a quiet cul-de-sac, located close to a wide range of local amenities and the South West coastline.

Plymstock has excellent primary and secondary schools and offers good commuter routes into the City Centre. There is an abundance of local amenities located throughout Plymstock. Jennycliff, Wembury and Bovisands beaches are located a short drive away.

Plymouth has a train station with direct access into London Paddington and Birmingham New Street. Plymouth City Centre has Drake Circus Shopping Centre and the Barcode Leisure Complex, plus the Theatre Royal. The Barbican and Royal William Yard are located close by, with a range of local and national traders and eateries.

You enter the property into the open plan living space, which has a large dining area and a fitted kitchen area which is divided by a large breakfast bar. There are stairs leading up to the first floor and French doors leading out onto the private rear garden.

The lounge area is well presented and has a media wall and an opening leading through into the kitchen. The breakfast bar has space for a number of chairs continues into the kitchen. The kitchen has a wide range of wall and base mounted units, complete with a work surface over. There are tiled splash backs, an integrated double oven with a four ring ceramic hob over and an extraction hood over. There is space for a range of additional appliances, with a stainless steel sink drainer unit and a heated towel rail. There is a window to the rear elevation overlooking the rear garden.

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Upstairs, the first floor landing leads through to both bedrooms and the bathroom. There is a loft hatch, which is partially boarded with the loft space housing the combi boiler.

Bedroom one has a window to the rear elevation which overlooks the rear garden and a fitted cupboard. Bedroom two is a large single room and has a window to the rear elevation.

The bathroom is fully tiled with a panelled bath with a shower overhead, a low level w/c, a hand wash basin, extraction fan and a heated towel rail.

Outside

Externally, the property is sat on a private corner plot. The rear garden is tiered, with space for two large sheds which provide excellent storage space and have power.

The property has two allocated parking spaces which are located close by.

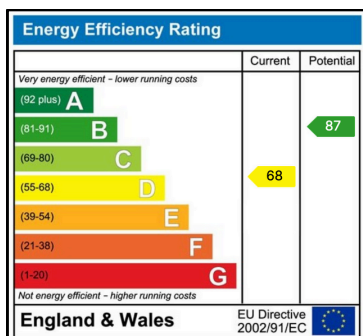
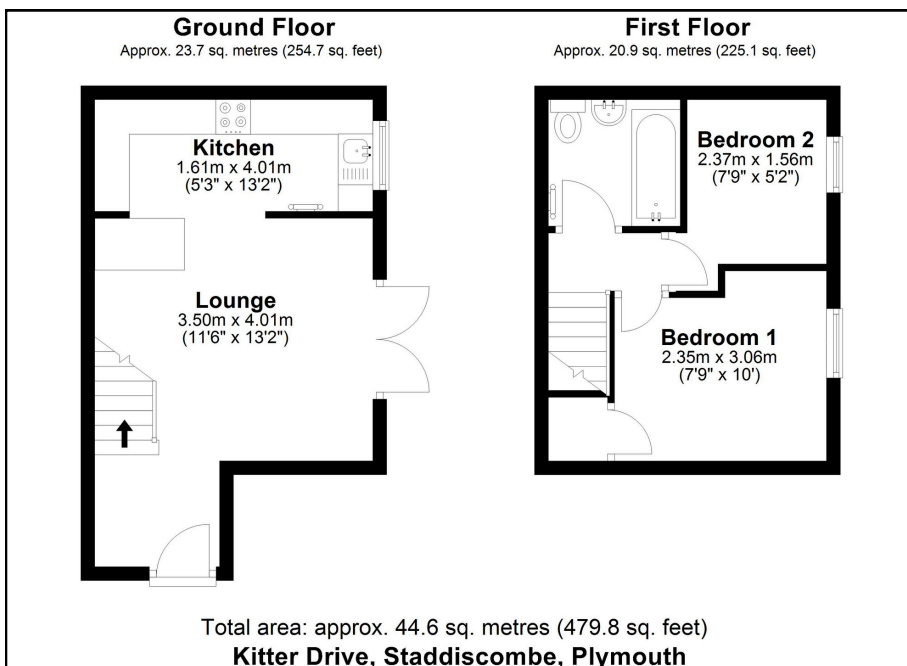
Tenure & Services


Tenure - Freehold

EPC - D

Services - Mains Water, Gas, Electricity & Drainage. Connected to Fibre Broadband

Council Tax Band - A



Local Authority		Council Tax	
City Of Plymouth		Band:	A
		Annual Price:	£1,550
Conservation Area 		Flood Risk	
No		Very low	
Floor Area		Plot Size	
473 ft ² / 44 m ²		0.05 Acres (3 Plots)	
Broadband			
Basic	5 Mbps		
Superfast	115 Mbps		
Ultrafast	1800 Mbps		
Satellite / Fibre TV Availability			
BT	✓		
Sky	✓		



Website Link