



Edwards Drive, Plympton, Plymouth



OIRO £280,000

- Semi-detached family home
- Three bedrooms
- Modern kitchen & bathroom
- New flooring to ground floor
- Woodland views
- South facing garden
- Garage
- Freehold
- EPC rating C
- Council Tax band B



Situated within the desirable area of Plympton, the location proves extremely popular with families, providing easy access to the A38 and has its own Highstreet with multiple pubs, restaurants and local shops to enjoy. Plympton offers a range of amenities including swimming pool and a leisure centre as well as multiple primary and secondary schools. Both Dartmoor and beautiful beaches are a short drive away with Plymouth City Centre easily accessed.

Modern and neutral throughout, you enter the property into the dining room, which has plenty of space for dining room table and chairs and provides access into the kitchen and living room.

The kitchen is to the front aspect of the property and is finished with oak effect worktops and high gloss units. Integrated cooker, induction hob and extractor overhead. Integrated sink, drainer and mixer tap.

Wood effect laminate flooring flows through the ground level of the property and was newly fitted in 2024. The living room is completed with an integrated Media wall, great for entertainment nights and large patio doors open onto the rear South-facing garden meaning there is plenty of natural light to fill the room.



Stairs lead from the living room up to the landing where there is a storage cupboard and access to the family bathroom and all three bedrooms. Two double bedrooms and a single.

The family bathroom is finished with grey marble effect tiles fitted to splashback areas, low-rise W/C and matching hand basin with mixer tap. Fitted bath, waterfall shower and fitted glass shower screen.

The rear garden is South-facing which means the sunshine is always present. It is pathed to the upper level and grassed to the lower level, separated by a wooden handrail. The garden can also be accessed from the side of the property via a secure gate.

The property is heated by gas central heating and has radiators to all rooms.

Garage and driveway to the front of the property. The Worcester boiler is housed in the garage along with the fuse box.

Please note that the Vendor of this property has a personal connection with Northwood Plymouth Limited.

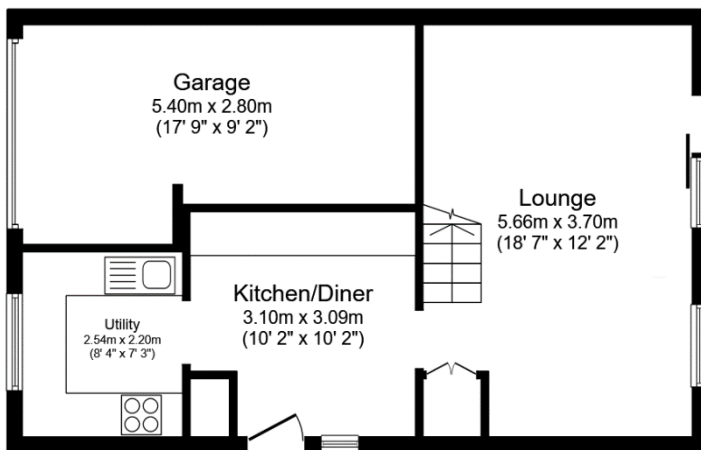


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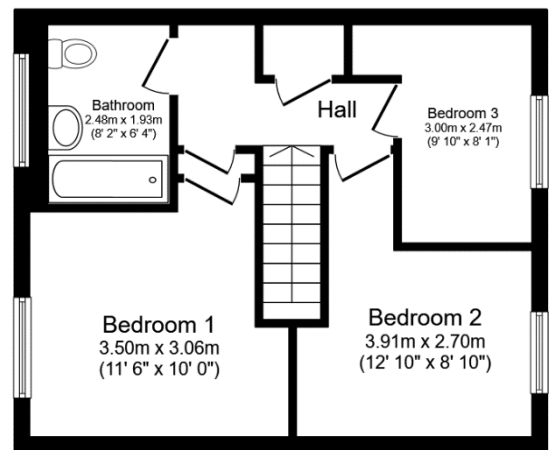
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If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Ground Floor

Floor area 52.1 m² (560 sq.ft.)

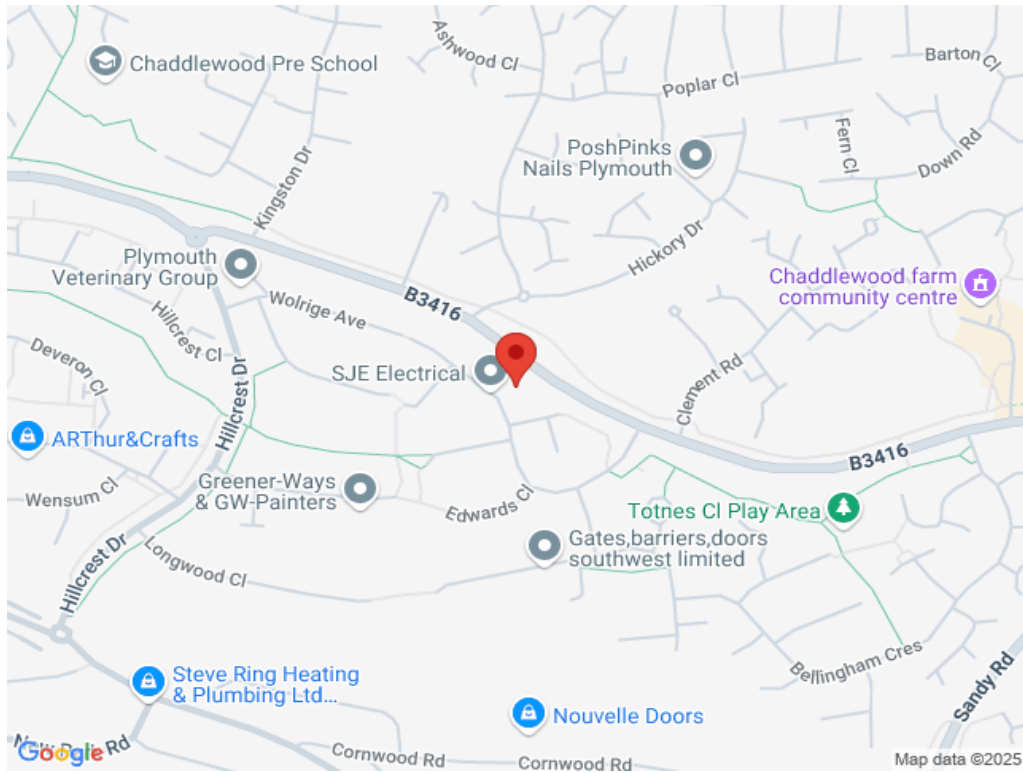


First Floor

Floor area 39.0 m² (420 sq.ft.)

TOTAL: 91.1 m² (981 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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