



8 Normandy Way

St Budeaux, Plymouth, PL5 1SP

Offers Over £270,000



A well presented semi-detached house built in the 1930s. Extensively upgraded, improved & refurbished, providing a comfortably appointed home. Generously proportioned light & airy accommodation. Gas fired central heating with a modern boiler & double glazing. On the ground floor a porch hall, generous-sized front set lounge, dining room with french doors to the rear, 21ft long fitted kitchen/breakfast room. 3 bedrooms & a modern shower room/wc. Off-street parking. Low maintenance front garden & long lawned rear garden. No onward chain.



NORMANDY WAY, ST BUDEAUX, PLYMOUTH, PL5 1SP

LOCATION

Found in this popular area of St Budeaux with a good variety of local services found in the square. Convenient access into the city via the A38 dual carriageway.

ACCOMMODATION

GROUND FLOOR

PORCH 6'6 x 3'2 (1.98m x 0.97m)

A front entrance porch gives access to the hall;

HALL 15'4 x 6'1 (4.67m x 1.85m)

Meter cupboard & useful under stairs storage cupboard, one of which houses the Worcester gas fired boiler servicing the central heating & domestic hot water.

LOUNGE 14'10 x 11'5 max (4.52m x 3.48m max)

Bay fronted lounge with a fireplace & fitted gas fire. Double doors opening into good-sized dining room;

DINING ROOM 12 x 11'7 (3.66m x 3.53m)

French doors overlooking & opening to the rear deck & long garden.

KITCHEN/BREAKFAST ROOM 21 x 6'2 (6.40m x 1.88m)

21ft long fitted kitchen & breakfast room. 4 ring Bosch gas hob, Bosch dual over/grill, hoover, washing machine & Baumatic dishwasher.

FIRST FLOOR

LANDING

Window to the side. Giving access to 3 bedrooms.

BEDROOM ONE 14'10 x 11'7 max (4.52m x 3.53m max)

Fitted wardrobes. 2 chest of drawers.

BEDROOM TWO 12'1 x 11'6 (3.68m x 3.51m)

Fitted wardrobes. 2 chest of drawers.

BEDROOM THREE 7'7 x 6'1 (2.31m x 1.85m)

SHOWER ROOM 7'7 x 5'11 (2.31m x 1.80m)

Well appointed modern shower room/wc.

EXTERNALLY

To the front private parking on a hardstand with built in drainage & crossover. Low maintenance paved front garden with non-slip steps & side access leading to the long lawned enclosed rear garden.

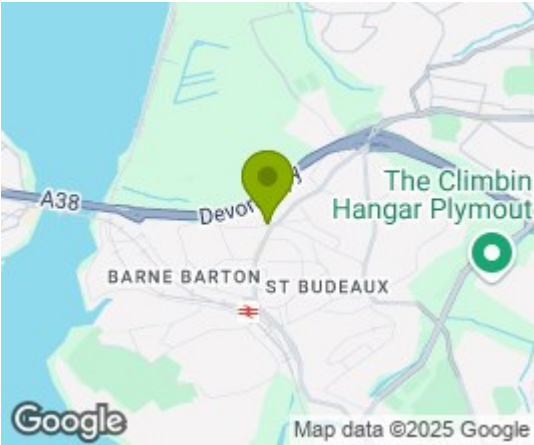
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

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

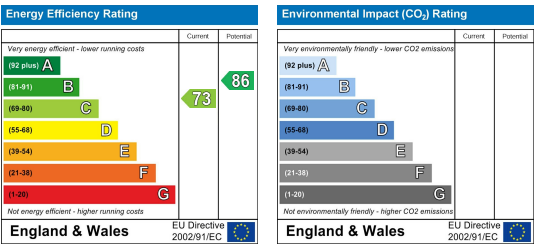
Area Map



Floor Plans



Energy Efficiency Graph



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