

for sale

offers in excess of **£170,000**



## Village Drive Plymouth PL6 7PB

This well presented two bedroom terraced home situated in a peaceful and friendly neighbourhood of Roborough, boasting driveway and generous rear garden. Within easy reach of Derriford Hospital and close to all local amenities, top-rated schools and nurseries it's the perfect First Home.

# Village Drive Plymouth PL6 7PB

## Hall

The Hall features built in storage as well as access to the Lounge and stairs leading up to the first floor.

## Lounge

11' 8" x 14' ( 3.56m x 4.27m )

The Lounge features a double glazed window to the front of the property, grey fitted carpets, ceiling light and electric heater.

## Kitchen

11' 8" x 8' ( 3.56m x 2.44m )

The Kitchen comprises; window at rear looking into the dining room, matching wall and base units, sink and ceiling light.

## Dining Room

10' 4" x 10' 3" ( 3.15m x 3.12m )

The Dining Room features windows to the rear of the property and a back door leading out into the rear garden.

## Wc

There is a separate downstairs WC with wash hand basin.

## Bedroom One

11' 8" x 10' ( 3.56m x 3.05m )

Bedroom One features two double glazed windows to the front of the property, built in storage, grey fitted carpets, electric heater and ceiling light.

## Bedroom Two

11' 8" x 7' 5" ( 3.56m x 2.26m )

The second Bedroom features two double glazed rear windows, grey fitted carpets, ceiling light and electric heater.

## Bathroom

The tiled Bathroom comprises; WC, wash hand basin and bath with overhead shower.







This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: PLH309036 - 0003

**Tenure:** Freehold

**EPC Rating:** D

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