



34 Wain Park



STAGS

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Plymouth, PL7 2HX

Plymouth City Centre Approx. 6 Miles. Exeter Airport approx.35 miles.

A recently extended, versatile family home perfect for multigenerational living with garage, parking and generous, attractive rear garden.

- Detached Family Home
- Open Plan Kitchen/Dining/Family Room
- Four Bedrooms
- Garage & Driveway Parking
- Freehold
- Extended to High Specification
- Separate Additional Kitchen & Sitting Room
- Multigenerational Living
- Council Tax Band E

Offers In Excess Of £500,000

Situated within a quiet, well regarded residential area in sought-after Plympton. This lovely home is approximately 5m west of Plymouth City centre which is easily accessed on the main bus route, a short walk from the house. Local amenities are a stroll away at 'The Ridgeway' and include shops, banks, chemists and a library with supermarkets also in easy reach. Local leisure facilities include a swimming pool, tennis courts, bowling green and sports fields. Excellent primary and secondary schools are all within walking distance. This wonderful family home offers versatile accommodation – perfect for multigenerational living and comprises four bedrooms – master with En-suite shower room, family bathroom, sitting room and kitchen to the entrance level whilst the lower ground floor provides an attractive fitted shaker style kitchen, with open plan dining and sitting area, with doors leading out to the garden, additionally there is a separate utility room and study/play room to the lower ground floor. External benefits include an attractive enclosed rear garden of good size with pleasant views, ample parking and garage.

Mains gas, electric, water & drainage.

Water is on a meter.

Solar panels owned - benefits from a feed in tariff.



Based on the latest data available to Ofcom Ultrafast broadband & mobile coverage from EE, 02 & Three are available at the property.





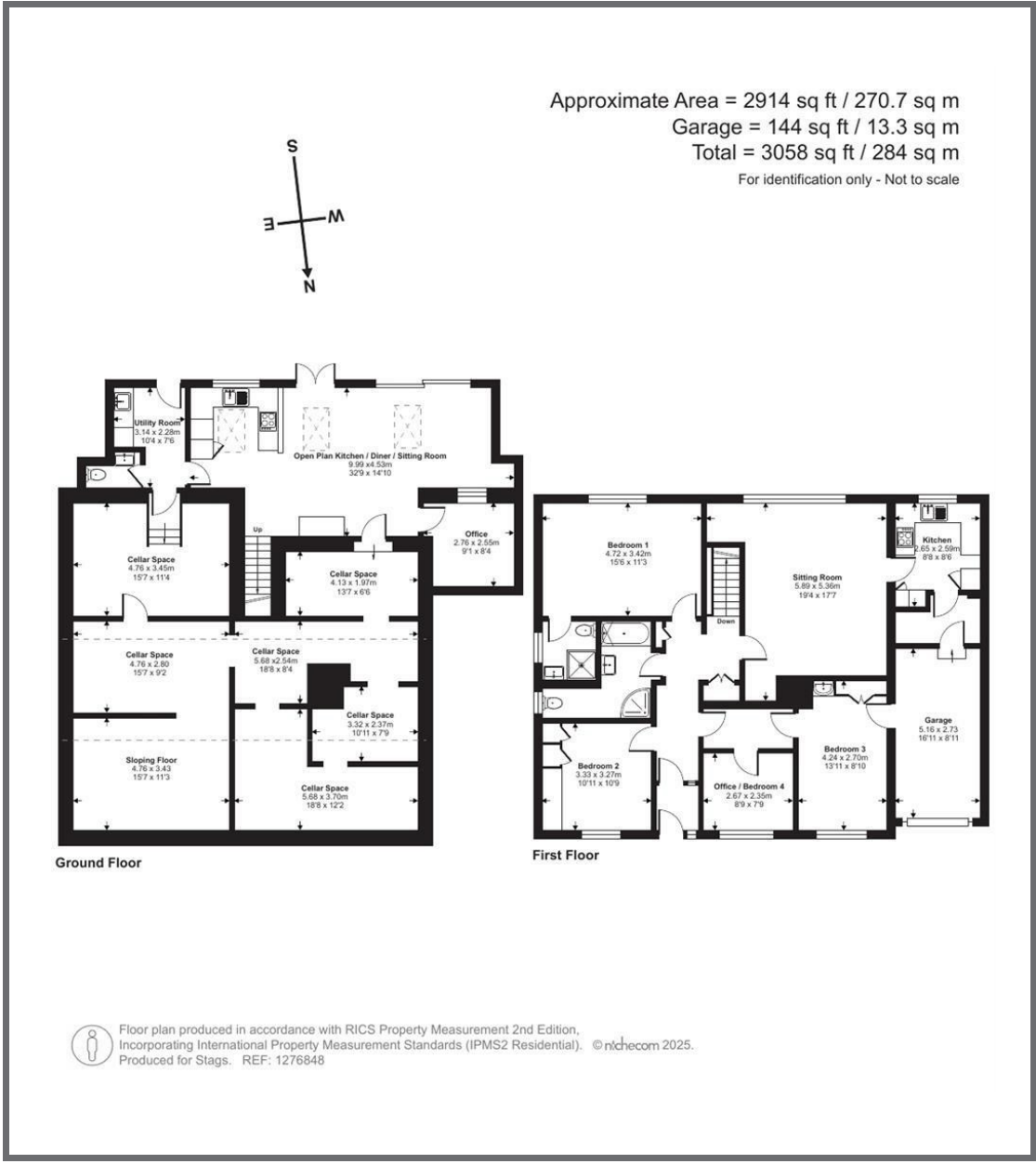
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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