



Rogate Drive, Plymouth PL6 8SY

welcome to

Rogate Drive, Plymouth

***** MODERN KITCHEN *****

A fantastic opportunity to purchase this THREE BEDROOM, END OF TERRACE home with a MODERN kitchen and FOUR PIECE SUITE modern bathroom. The property also benefits from a CONSERVATORY with a DOWNSTAIRS WC leading to the REAR GARDEN and a short walk to the GARAGE.



Entrance Hall

Access to the lounge, stairs to first floor and radiator.

Lounge

14' 5" max x 10' 7" max (4.39m max x 3.23m max)

Double glazed window to front elevation, electric inset log burner, understair storage housing a new consumer unit and archway to the kitchen.

Kitchen

A beautiful, modern grey shaker style kitchen with plenty of worktop space and units, with a breakfast bar flowing nicely from the lounge through to the kitchen. Integrated cooker with hood and dish washer, anthracite wall radiator and patio doors to the conservatory.

Conservatory

12' 3" max x 10' 3" max (3.73m max x 3.12m max)

Double glazed surround, space for a washing machine and dryer, door to WC with hand wash basin and door to rear garden.

First Floor Landing

Access to all bedrooms, bathroom, airing cupboard housing the boiler and loft access with drop ladder.

Bedroom 1

8' max x 14' max (2.44m max x 4.27m max)

Double glazed window to rear elevation and radiator.

Bedroom 2

6' 2" max x 11' 4" max (1.88m max x 3.45m max)

Double glazed window to front elevation and radiator.

Bedroom 3

8' 5" max x 8' 6" max (2.57m max x 2.59m max)

Double glazed window to front elevation and radiator with a storage cupboard.

Bathroom

A four piece suite of separate bath, shower cubicle, WC and vanity sink with a double glazed obscure window to rear elevation.

Conservatory

12' 3" max x 10' 3" max (3.73m max x 3.12m max)

Double glazed surround, space for a washing machine and dryer, door to WC and rear garden.

Rear Garden

Steps up to lawn area with decking, fence surround with side and rear access.

Garage

The property has a garage in a block, located a short walk from the property.



Total floor area 76.7 m² (825 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com



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welcome to

Rogate Drive, Plymouth

- Three Bedrooms
- Modern Kitchen
- Decorated Throughout
- Conservatory
- Downstairs WC

Tenure: Freehold EPC Rating: D

offers in the region of

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MUP107901 - 0002

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