



**Plymouth Road, Plympton Plymouth PL7 4NB**

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## **Plymouth Road, Plympton Plymouth**

**\*\*\* NO CHAIN \*\*\***

A fantastic opportunity to purchase this **IMPRESSIVE** 1930s semi-detached home boasting externally a **GARAGE** and **DRIVEWAY** for two vehicles and front and rear **GARDENS**. Internally the property benefits from a **MODERN** kitchen, a spacious **CONSERVATORY** with a downstairs WC and SHOWER ROOM.



**Entrance Hall**

Doors to the dining room, lounge and stairs to the first floor with a radiator.

**Lounge**

Fireplace with surround, two radiators and double glazed window to front elevation.

**Dining Room**

Feature log burner, double glazed window to front elevation, radiator and opening through to the kitchen with a door to the conservatory.

**Kitchen**

A modern white gloss wall and base unit kitchen with an integrated fridge freezer and dishwasher and the dishwasher is to be included.

**Conservatory**

Double glazed surround and roof with a door to the shower room and rear garden. With underfloor heating.

**Shower Room**

Accessed from the conservatory, offering a downstairs WC, shower cubicle, pedestal sink and extractor fan. With underfloor heating.

**First Floor Landing**

Access to all three bedrooms, bathroom and loft access.

**Bedroom 1**

Double glazed window to front elevation, fitted wardrobe and radiator.

**Bedroom 2**

Double glazed window to front elevation, fitted wardrobe and radiator.

**Bedroom 3**

Double glazed window to rear elevation, fitted wardrobe and radiator.

**Bathroom**

A spacious four piece suite with a Jacuzzi bath, mains shower cubicle, pedestal sink and vanity WC unit, towel radiator and a double glazed obscure window to rear elevation.

**Loft Space**

A drop down ladder, up to a part boarded and insulated loft space with two Velux windows and a loft mounted PIV whole house ventilation system.

**Front Garden**

A level lawned front garden with a path leading to the front door.

**Rear Garden**

An enclosed rear garden with steps down from the driveway to lawn and a path leading to the conservatory.

**Garage**

Electric up and over garage door.



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## Plymouth Road, Plympton Plymouth

- Impressive 1930s Home
- Driveway For Two Vehicles
- Loft Mounted PIV Whole House Ventilation System
- Garage
- Front & Rear Gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: C

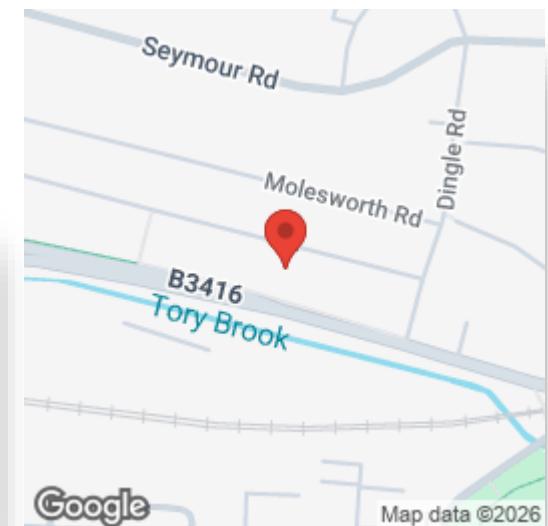
offers in the region of

**£330,000**



Total floor area 117.2 m<sup>2</sup> (1,262 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.propertybox.io](http://www.propertybox.io)

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Property Ref:  
PYP104501 - 0004

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