



## 7 WAGGON HILL

PLYMPTON, PLYMOUTH, PL7 1JE

£475,000  
FREEHOLD

Located in a popular cul-de-sac is this very nicely presented Fletcher built 3/4 bedroom detached house with off road parking for 4 vehicles, garage and rear gardens. Accommodation comprises, open plan lounge/dining/kitchen, conservatory, utility, 3 double bedrooms, master en-suite, bed 4/office and bathroom. Offered with no onward chain a viewing comes highly recommended.





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- Fletcher Built
- 3/4 Bedrooms (master en-suite)
- Open Plan
- Conservatory & Utility Room
- Lounge/Diner/Kitchen
- No Onward Chain
- Garage & Driveway



## Entrance:

via part glazed door into:

## Hallway:

Stairs down to utility and garage, door to storage cupboard and half door to storage area under bedrooms. Further steps to bedrooms and doors to:

**Living room:** 5.40m x 3.77m (17'8" x 12'4")

Dual aspect room with window to the front, and two double glazed units to the side. Vertical radiator, feature fireplace with log burner and opening into:

**Dining Area:** 5.00m x 2.43m (16'4" x 7'11")

uPVC double glazed window to the rear, wooden flooring and opening into:

**Kitchen Area:** 3.97m x 3.36m (13'0" x 11'0" )

uPVC double glazed window to the rear. Wall and floor mounted matching units with wooden worktops and matching upstand and glass splash backs. Stainless steel bowl and a half drainer sink unit unit mixer tap over, space provided for range style cooker with extractor over. Integrated dishwasher, full height fridge and microwave.

**Utility Room:** 3.62m x 3.33m (11'10" x 10'11")

Wall and floor mounted units with worktops and drainer sink unit. Fitted storage cupboards and door to W.C. Further door through to:

**Garage:** 4.29m x 3.65m (14'0" x 11'11" )

Remote control roller door, power and lighting.

## First Floor Landing:

Doors to bedrooms and further stairs to bed4/office.

**Bedroom 1:** 3.35m x 3.35m (10'11" x 10'11")

uPVC double glazed window to the rear, radiator and doors to walk in wardrobes and:

## En-Suite:

uPVC double glazed window to the side. Double shower cubicle with glazed screen, vanity wash hand basin with cupboards under and low flush W.C.

**Bedroom 2:** 3.34m x 3.02m to wardrobes (10'11" x 9'10" to wardrobes)

uPVC double glazed window to the front, radiator and sliding doors to wardrobes.

**Bedroom 3:** 3.02m x 3.02m (9'10" x 9'10")

uPVC double glazed window to the front and radiator.

**Bedroom 4/Office** 3.37m x 2.61m floor area (11'0" x 8'6" floor area)

uPVC double glazed window to the rear, sliding doors to cupboards and access to loft space. Shelving areas offering storage.

## Outside:

To the front of the property is a driveway for 4 vehicles leading to the garage and access to the side. Steps leading up to the front garden and path to the front door. Further access to the other side giving access to the rear. To the rear is a garden laid to lawn over two tiers with flower borders and mature shrubs and bushes, a decking area currently housing a shed.

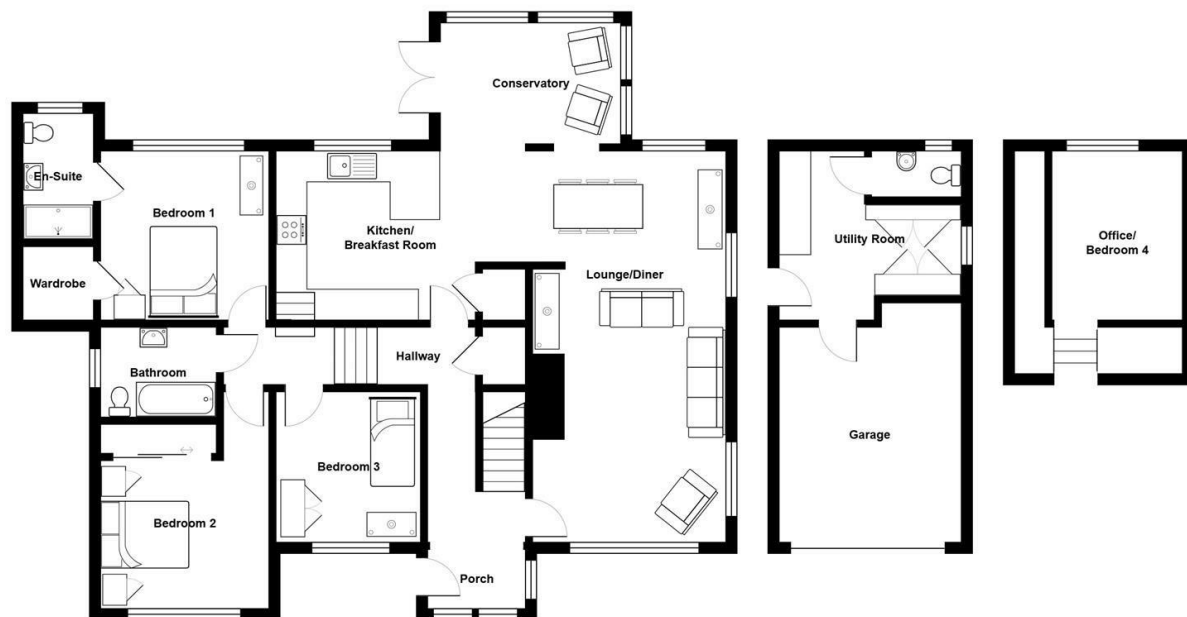
## Additional Information:

Construction - Traditional

Parking - Driveway 4 Vehicles

Council Tax - Band E = £2842.17

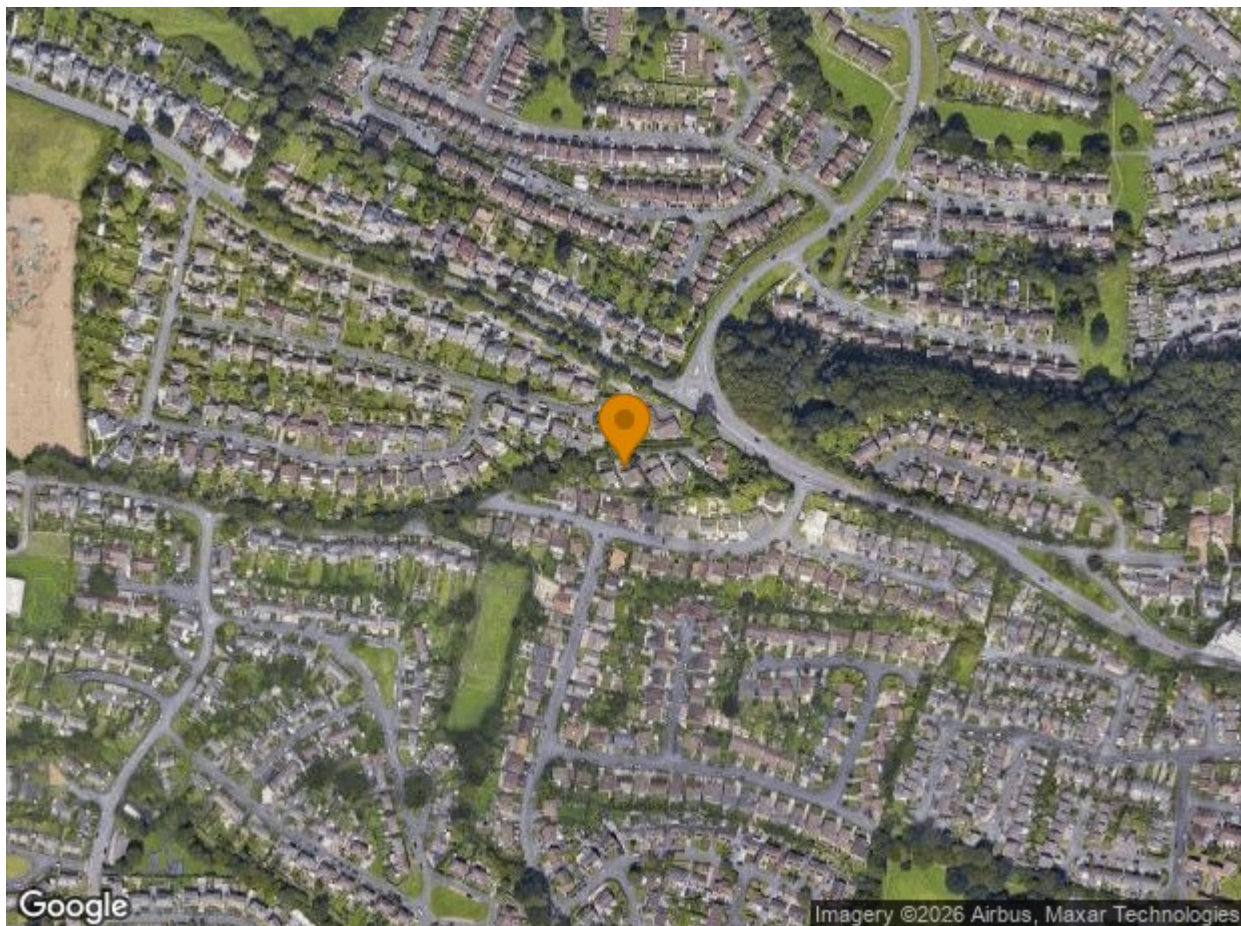
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Total Area: 162.6 m<sup>2</sup> ... 1750 ft<sup>2</sup>







| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   |                                                                                                             | 76        |
| (55-68) D                                   | 66                                                                                                          |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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