



**24 Lippell
Drive,
Plymouth,
PL9 9EL**

**Guide Price
£335,000**



MILLINGTON TUNNICLIFF

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EPC

62



FULL DESCRIPTION

A 3 bedroom link detached bungalow set within this popular part of Plymstock within level walking distance of the Broadway, enjoying elevated views towards the Plym. The bungalow offers an entrance hall, spacious living room, modern kitchen, 3 bedrooms and modern shower room/WC. Externally there is a front garden, driveway at side leading to the garage and a rear garden giving access to a lower ground floor utility and office/workshop. No chain. EPC D 62.

ENTRANCE HALL

Upvc double glazed entrance door with window to side, boiler cupboard housing gas central heating boiler.

LIVING ROOM

17' 2" x 11' 4" (5.24m x 3.46m)

Double aspect with Upvc double glazed bay window to front with window to side, fireplace with electric fire, an open plan room to:

KITCHEN

11' 10" x 8' 9" (3.63m x 2.68m)

Upvc double glazed window to side and door to exterior. Modern range of base units and work surfaces, built in oven, hob and extractor, sink with mixer tap.

BEDROOM 1

13' 10" x 9' 5" (4.24m x 2.89m)

Upvc double glazed window to rear with elevated views, radiator.

BEDROOM 2

9' 10" x 9' 4" (3.00m x 2.85m)

Upvc double glazed window to rear with elevated views to The Plym. Built in cupboard, radiator.

BEDROOM 3

9' 11" x 6' 5" (3.03m x 1.96m)

Upvc double glazed window to side, built in cupboard, radiator.

SHOWER ROOM/WC

6' 3" x 5' 5" (1.92m x 1.67m)

With corner shower, low level WC and wash basin, Upvc double glazed window to side.

EXTERIOR

The bungalow has a small front garden with driveway at side leading to the garage. To the other side there is a path leading to a level mainly lawned rear garden. Beneath the back bedrooms of the property is a utility area and office/workshop.

GARAGE

15' 11" x 7' 9" (4.87m x 2.37m)

Window to rear, up and over door.

TENURE

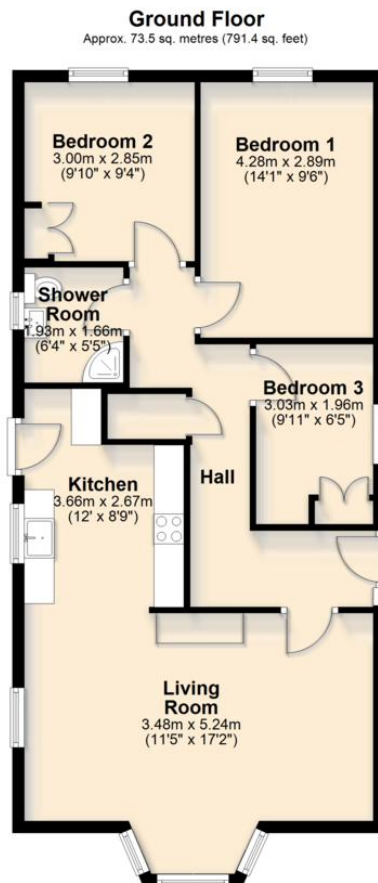
Freehold.

COUNCIL TAX

Band D.



FLOORPLAN



Total area: approx. 73.5 sq. metres (791.4 sq. feet)

DIRECTIONS

CONTACT

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