



## 24 Lower Farm Road

Plympton, Plymouth, PL7 1JJ

£375,000



In need of some modernisation, this Fletcher-built bungalow is located in a quiet sought-after cul-de-sac and is being offered with no onward chain. The property briefly comprises an entrance vestibule and hallway, lounge/diner, kitchen, 3 double bedrooms, a shower room and an additional, separate wc. Outside the property has a garage with a driveway providing off-road parking for 2 cars. There are gardens to both the front and rear - with the latter being south-facing.



## LOWER FARM ROAD, PLYMPTON, PLYMOUTH PL7 1JJ

### ACCOMMODATION

uPVC double-glazed door with inset obscured glass opening into the entrance vestibule.

### ENTRANCE VESTIBULE 3'7" x 2'11" (1.11 x 0.90)

Wooden door, with inset obscured glass panels, opening into the entrance hallway.

### ENTRANCE HALLWAY 8'11" x 5'1" (2.74 x 1.55)

Doors leading to the lounge/diner and the kitchen. Steps ascending to the landing area. Decorative inset obscured glass wall adjoining the lounge/diner.

### LOUNGE/DINER 23'8" x 15'6" narr to 9'7" (7.22 x 4.73 narr to 2.93)

7.22 x 4.73 narrowing to 2.93 in the dining area. Serving hatch to the kitchen. 2 uPVC double-glazed windows to the rear elevation overlooking the rear garden.

### KITCHEN 10'11" x 10'9" (3.33 x 3.29)

Range of matching base and wall-mounted units with integrated Neff oven and microwave. Square-edged granite-effect laminate worktop with 4-burner gas hob and inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Wall-mounted Neff extractor hood. uPVC double-glazed door, with inset obscured glass panel, leading to the lean-to.

### LEAN-TO 9'3" x 5'1" (2.82 x 1.57)

uPVC double-glazed doors with inset glass panels at each end of the room - one to the front and the other to the rear. 3 windows to the side elevation.

### SPLIT-LEVEL LANDING 6'4" x 6'3" (1.95 x 1.93)

Wooden doors providing access to the first floor accommodation. Airing cupboard housing the boiler.

### BEDROOM ONE 12'0" max x 10'8" (3.67 max x 3.26)

Built-in wardrobes. uPVC double-glazed window to the front elevation.

### BEDROOM TWO 10'11" x 10'8" (3.34 x 3.27)

uPVC double-glazed window to the front elevation.

### BEDROOM THREE 9'4" x 8'11" (2.87 x 2.72)

uPVC double-glazed window to the side elevation.

### SHOWER ROOM 7'4" x 5'11" (2.26 x 1.81)

Pentagon corner shower cubicle with mains-fed shower, vanity wash handbasin with mixer tap and back-to-wall wc. Obscured uPVC double-glazed window to the side elevation.

### SEPARATE WC 7'6" x 2'11" (2.29 x 0.91)

Close-coupled wc and a wall-hung sink. Obscured-glass uPVC double-glazed window to the side elevation.

### OUTSIDE

The property is approached via a resin driveway providing off-road parking for 2 cars, leading to the garage and the front door. A path leads down the side of the house to a metal gate providing access to the rear garden. The front garden is laid to lawn with some mature shrubs and a further path leads around the front of the property to the lean-to. The rear garden is fully-enclosed and south-facing, bordered by mature shrubs and bushes. It is mainly laid to lawn with a pond and a small raised deck in one corner.

### GARAGE 17'7" x 8'11" (5.36 x 2.72)

Electric up-&-over door. Power and lighting. Wall-mounted units at the far end. Wall-mounted gas meter and consumer unit.

### COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: D

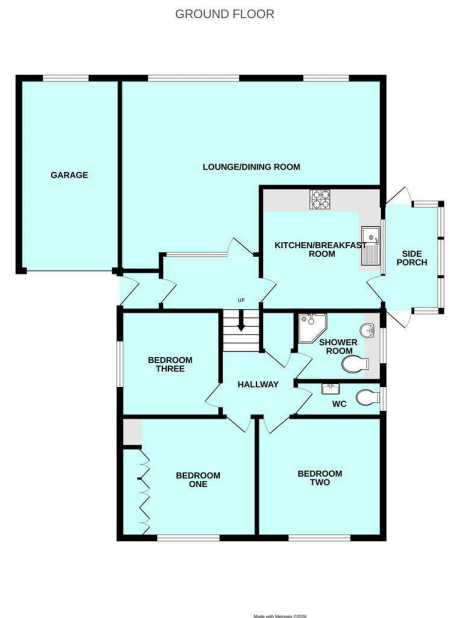
### PLYMPTON SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

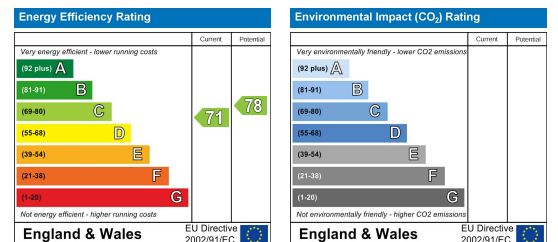
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.