



## 121 Lower Park Drive

Staddiscombe, Plymouth, PL9 9DA

£235,000



Being sold with no onward chain is this well-presented 3-bedroom mid-terraced property. The accommodation is well-proportioned and comprises an entrance hall with downstairs cloakroom/wc, lounge, kitchen/dining room, 3 bedrooms and a modern bathroom. There is a low maintenance garden with a good-sized decked area to the rear backing onto local woodland. Double-glazing & gas central heating.



## LOWER PARK DRIVE, STADDISCOMBE, PL9 9DA

### ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Built-in storage cupboard. Stairs rising to the first floor.

### DOWNSTAIRS CLOAKROOM/WC 5'0" x 4'10" (1.53 x 1.49)

Fitted with a low level toilet and a sink unit. Double-glazed window to the front elevation.

### LOUNGE 12'3" x 12'9" (3.75 x 3.91)

2 double-glazed windows to the rear providing an outlook onto the rear garden.

### KITCHEN/DINING ROOM 21'5" x 8'10" incl kitchen units (6.54 x 2.70 incl kitchen units)

A dual aspect room with a double-glazed window to the front and a double-glazed window and door to the rear leading out onto the rear garden. Series of matching eye-level and base units with work surfaces. Inset single drainer, single bowl sink unit. Built-in 4-ring gas hob. Built-in electric oven. Built-in larder cupboard.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Built-in storage cupboard housing the gas boiler. Loft hatch.

### BEDROOM ONE 12'9" x 10'0" (3.90 x 3.05)

Double-glazed window to the rear elevation.

### BEDROOM TWO 11'5" x 9'7" (3.48 x 2.94)

Double-glazed window to the rear elevation.

### BEDROOM THREE 8'6" x 8'5" (2.60 x 2.58)

Double-glazed window to the front elevation. Built-in storage cupboard.

### BATHROOM 6'6" x 5'6" (1.99 x 1.69)

White modern suite comprising a panel bath with a shower screen and shower unit with a spray attachment over the bath, low level wc and a sink unit. Double-glazed window to the front elevation.

### OUTSIDE

To the front of the property is a gravelled, planted and decked front garden area. There is an outside storage shed. To the rear, there is a fenced enclosed garden laid out on 2 levels with paving and decking. The garden backs onto local woodland providing a lovely natural backdrop.

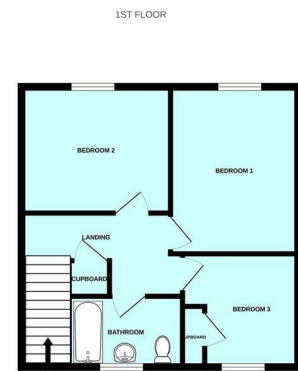
### COUNCIL TAX

Plymouth City Council  
Council tax band B

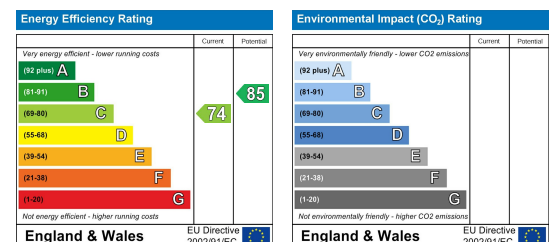
## Area Map



## Floor Plans



## Energy Efficiency Graph



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