



## 29 REVELL PARK ROAD PLYMOUTH, PL7 4EJ

**£299,950**  
**FREEHOLD**

Situated in the popular Colebrook area of Plympton is this immaculate extended 2 bedroom semi detached bungalow with private driveway, front and rear gardens. Accommodation comprising lounge diner, kitchen, shower room and two double bedrooms. Further benefits include gas central heating, uPVC double glazing, and pleasant views from the rear. A credit to its current owner an internal viewing is highly advised.



## 29 REVELL PARK ROAD

- Semi Detached Bungalow
- Private Driveway & Garage
- Front & Rear Gardens
- Two Bedrooms
- Mostly Level Plot
- Immaculate Throughout



### Entrance:

via uPVC double glazed door into:

### Hallway:

Doors to all rooms, door to storage cupboard and utilities cupboard.

### Shower Room:

uPVC obscure double glazed window to the front. Shower cubicle with glazed screen, wash hand basin with vanity units under and low flush W.C. Tiling to all walls and to shower area.

### Kitchen: 2.93m x 2.71m (9'7" x 8'10")

uPVC double glazed window to the side. Wall and floor mounted matching units with roll edge work tops and tiling to splash back areas. Bowl and a half drainer sink unit with mixer tap over and integrated dishwasher. Built in gas hob with extractor over and eye level oven. Spaces provided for washing machine, fridge and freezer.

### Lounge Area: 4.16m x 3.31m (13'7" x 10'10")

Feature fireplace with inset electric fire, radiator and opening into:

### Dining Area: 3.77m x 1.98m (12'4" x 6'5")

uPVC double glazed window to the side and rear and uPVC double glazed French doors to the rear.

### Bedroom 1: 4.26m x 3.05m (13'11" x 10'0" )

uPVC double glazed window to the rear, radiator and fitted wardrobes to one corner.

### Bedroom 2: 3.24m x 3.05m (10'7" x 10'0")

uPVC double glazed window to the front, radiator and fitted wardrobes and drawer units.

### Outside:

To the front of the property is a stone chipped area and a path to the front door. To the side is a private driveway leading down the side to the garage and access to the rear garden. To the rear is a patio area leading onto a area laid to lawn and a path giving access to the garage and to the rear of there garden where there are two further patio areas.

### Garage:

Metal up and over door with power and lighting.

### Additional Information:

- \* Private Driveway
- \* Council Tax C - £2067.04
- \* Standard Construction

## 29 REVELL PARK ROAD



Total Area: 65.5 m<sup>2</sup> ... 705 ft<sup>2</sup>





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             | 84        |
| (69-80) C                                   |                                                                                                             |           |
| (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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