



## 86 Kenmare Drive

Plympton, Plymouth, PL7 2YJ

£200,000



Very-well presented mid-terraced house with accommodation comprising an entrance porch, lounge, kitchen & conservatory extension together with 2 bedrooms & bathroom. Allocated parking space. Gardens to the front & rear. Double-glazing & central heating. Available with immediate, vacant possession & no onward chain.



## KENMARE DRIVE, PLYMPTON, PL7 2YJ

### ACCOMMODATION

uPVC double-glazed obscured glass front door opening into the entrance porch.

### ENTRANCE PORCH 4'6 x 3' (1.37m x 0.91m)

Cupboard housing the gas and electric smart meters and the electric fuse box. Doorway to the lounge.

### LOUNGE 12'2 x 13'9 (3.71m x 4.19m)

Open-plan staircase rising to the first floor. uPVC double-glazed window overlooking the front elevation. TV and media points. Doorway opening to the kitchen.

### KITCHEN 12'1 x 10'1 (3.68m x 3.07m)

Range of units comprising eye-level wall cupboards and matching base cupboard and drawers with granite-effect laminated work surfaces over and a tiled surround. Inset stainless-steel single drainer sink unit with mixer tap. uPVC double-glazed window over the sink. Gas and electric cooker points. (Cooker included). Extractor canopy over. Space for further appliances. Tiled floor. uPVC double-glazed door opening to the conservatory.

### CONSERVATORY 11'11 x 10'7 (3.63m x 3.23m)

uPVC double-glazed conservatory. Tiled floor. Fan-light windows. Double French doors opening onto the rear garden.

### FIRST FLOOR LANDING 6'4 x 5'1 (1.93m x 1.55m)

Providing access to the first floor accommodation. Hatch to the loft space.

### BEDROOM ONE 12'2 x 10'6 (3.71m x 3.20m)

uPVC double-glazed window overlooking the front.

### BEDROOM TWO 10'2 x 6'8 (3.10m x 2.03m)

uPVC double-glazed window overlooking the rear. Built-in cupboard housing the gas boiler, which services both the central heating and the domestic hot water.

### BATHROOM 6'9 x 5' (2.06m x 1.52m)

Fitted with a 3-piece white suite comprising a panel bath with mixer tap and an electric shower over, low level wc and a vanity wash hand basin with a mixer tap and a cupboard beneath. uPVC obscured glass double-glazed window.

### OUTSIDE

The front garden is laid to stone chippings and a paved pathway leads to the front door. The rear garden is hard landscaped to patio and is fully enclosed. A wrought iron gate provides access to a rear pathway. Allocated parking space close by.

### COUNCIL TAX

Plymouth City Council  
Council tax band: B

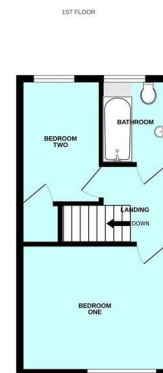
### SERVICES

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

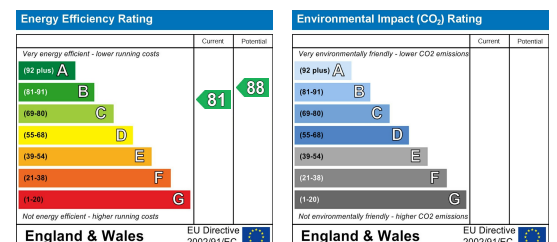
## Area Map



## 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.