



**7 DINGLE ROAD**  
PLYMPTON, PLYMOUTH, PL7 4PA

**PRICE : £299,950**  
**FREEHOLD**

An immaculately presented extended three bedroom semi detached bungalow with private driveway and gardens situated on a level site in the Plympton area. Accommodation comprises lounge, dining room, kitchen, three bedrooms and a bathroom. Benefits include gas central heating and uPVC double glazing. A credit to its current owner an internal viewing is highly recommended.



# 7 DINGLE ROAD

- Immaculate Extended Bungalow
- 3 Bedroom Semi Detached
- Modern Kitchen & Bathroom
- Driveway for 2 Vehicles
- Low Maintenance Gardens
- Internal Viewing Advised



**Entrance:**  
via uPVC double glazed door into:

**Hallway:**  
Doors to two storage cupboards and doors to:

**Bedroom 1:** 3.29m x 3.08m (10'9" x 10'1")  
uPVC double glazed window to the front and radiator.

**Bedroom 2:** 3.17m x 3.07m (10'4" x 10'0" )  
uPVC double glazed window to the front and radiator.

**Bathroom:**  
Two uPVC obscure double glazed windows to the side. Suite comprising panelled bath, vanity wash hand basin with cupboards under, low flush W.C and shower cubicle with two glazed doors. Tiling to all splash back and shower areas and heated towel rail.

**Bedroom 3:** 2.56m x 2.10m (8'4" x 6'10")  
uPVC double glazed window to the side and radiator.

**Lounge Area:** 4.01m x 3.55m (13'1" x 11'7")  
Door through to kitchen and open plan into dining area. Radiator and wall mounted electric fire.

**Dining Area:** 4.53m x 3.00m (14'10" x 9'10")  
uPVC double glazed window to the side and French doors to the rear. Radiator.

**Kitchen:** 3.26m x 2.10m (10'8" x 6'10")  
uPVC double glazed window to the side. Wall and floor mounted matching high gloss units with square edge worktops and matching upstands. Bowl and a

half drainer sink unit with mixer tap over, built in gas hob with oven beneath and extractor over. Spaces provided for washing machine, fridge and fridge/freezer.

**Outside:**  
To the front of the property is a low maintenance stone chipped garden with a path leading to the front door. To the side is a driveway offering parking for 2 vehicles and access to the rear garden. To the rear is a garden with artificial grass and raised flower borders with mature shrubs and bushes.

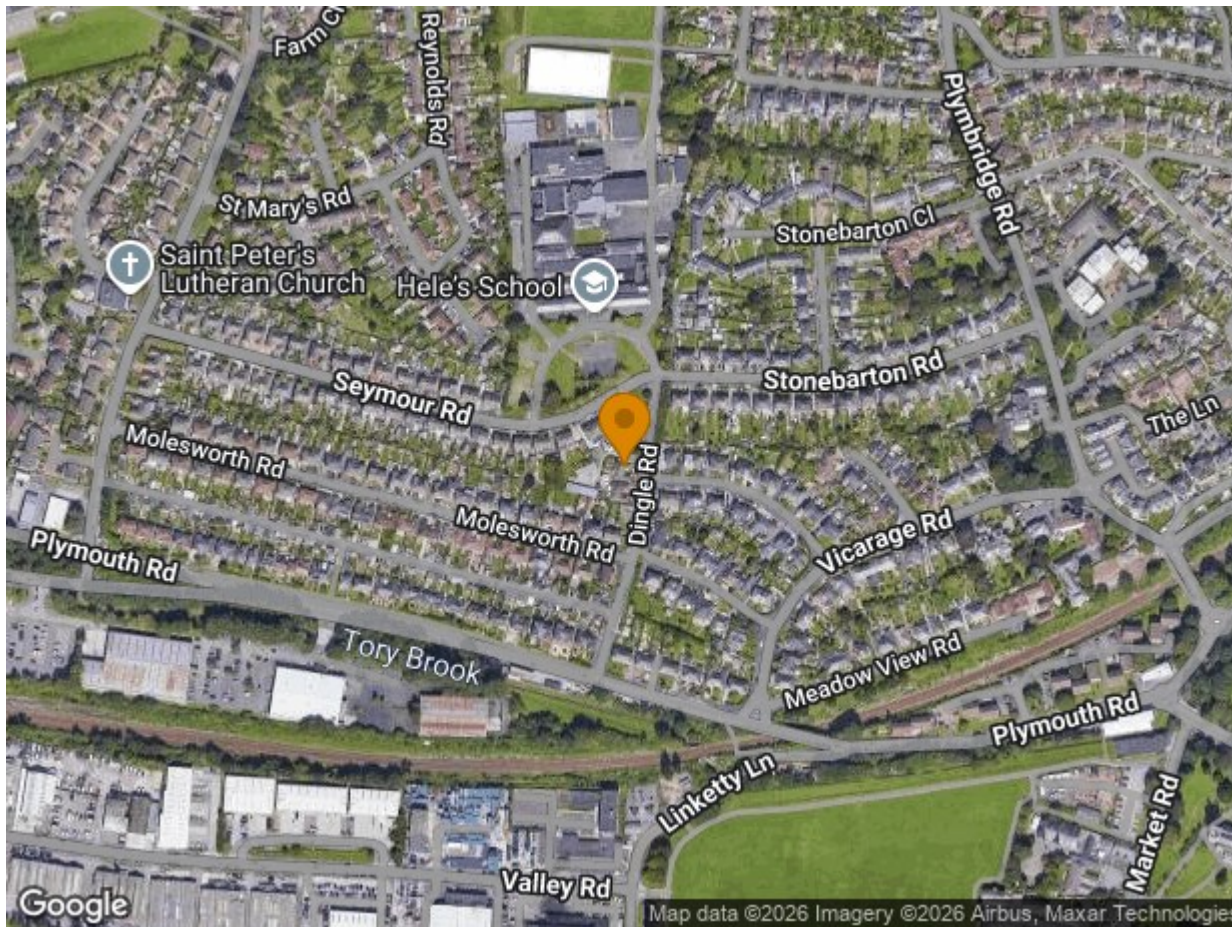
- Material Information:**
- \* Council Tax Band - B Annual Cost £1722.68
  - \* Construction - Standard
  - \* Mains gas, electric, sewage and water, Gas central heating,
  - \* Parking - Driveway for 2 Vehicles
  - \* Broadband - Standard-Available, Superfast-Available, Ultrafast- Available
  - \* Mobile (voice) EE-Likely, Three-Likely, O2-Likely, Vodafone-Limited
  - \* Mobile (data) EE-Likely, Three-Likely, O2-Likely, Vodafone-Limited
  - \* Flood Risk - Surface - Low Risk

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Total Area: 73.4 m<sup>2</sup> ... 790 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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