



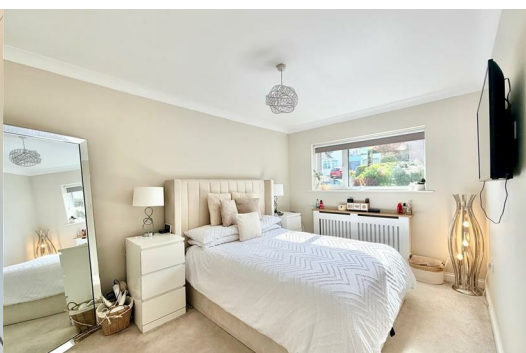
## 16 Lippell Drive

Plymstock, Plymouth, PL9 9EL

£375,000



Superbly-presented link detached bungalow in an amazing location close to central Plymstock. The accommodation briefly comprises a fabulous feature entrance hall with split level access to the accommodation, to the rear there is a full-width open-plan living room/kitchen with fantastic views towards Plymouth, 3 double bedrooms & shower room. Front & rear gardens. Drive & garage. Superb balcony taking advantage of the property's position and views. Double-glazing & central heating.



LIPPELL DRIVE, PLYMSTOCK, PL9 9EL

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 18'10 x 6'3 incl stairs (5.74m x 1.91m incl stairs)

Providing a split-level access to the accommodation. Feature glass balustrade. Storage cupboard.

OPEN-PLAN LIVING ROOM & KITCHEN 26'4. x 11'10 (8.03m. x 3.61m)

A superb open-plan room situated to the rear of the bungalow, running the full-width, with ample space for seating and dining. The kitchen area has kitchen cabinets with work surfaces and splash-backs. Matching island with a hob with a cooker hood above. Inset one-&a-half bowl single drainer sink unit. Built-in oven. Built-in microwave. Built-in dishwasher. Wine cooler. Fridge-freezer. Pull-out larder. Laminate flooring. Inset ceiling spotlights. Windows to the rear elevation with fabulous views. French doors opening onto the balcony. Doorway opening into a rear porch.

REAR PORCH

Doors at either end, leading to outside.

BEDROOM ONE 12'10 x 9'4 (3.91m x 2.84m)

Window with a fitted blind to the front elevation.

BEDROOM TWO 10'10 x 9'10 (3.30m x 3.00m)

Window with a fitted blind to the front elevation.

BEDROOM THREE 9'4 x 7'2 (2.84m x 2.18m)

Window with a fitted blind to the side elevation.

SHOWER ROOM 9' x 5'3 (2.74m x 1.60m)

Superbly-fitted with a large walk-in tiled shower with a fixed glass screen and a built-in shower system, wc and basin set onto a cabinet with drawer storage. Circular illuminated mirror. Alcove with shelving. Tiled floor. Obscured window to the side elevation.

GARAGE 16'8 x 7'10 (5.08m x 2.39m)

Up-&-over style door to the front elevation. Window to the rear elevation. Power and lighting.

OUTSIDE

A brick-paved driveway provides parking and leads along the side of the bungalow, accessing the garage. The front garden has areas laid to paving and a raised bed laid to chippings and with mature shrubs. A pathway leads around the side of the bungalow through a timber gate, leading to the porch. The rear garden has areas laid to lawn and chippings, mature planting, patio area plus the balcony with composite decking and enclosed by stainless-steel and glass. There are fantastic views over Plymstock and the water towards Plymouth and sweeping around to Dartmoor. There is outside lighting and an outside tap. Beneath the decking a doorway opens into a sub-floor cellar area with lighting, which also houses the meters and consumer unit together with the gas boiler.

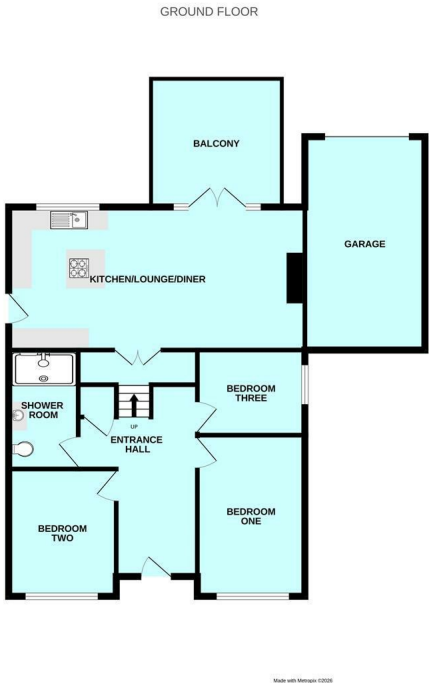
COUNCIL TAX

Plymouth City Council  
Council tax band D

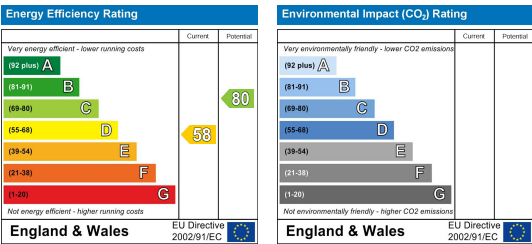
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.