



22 LIPPELL DRIVE, PLYMSTOCK PLYMOUTH, PL9 9EL

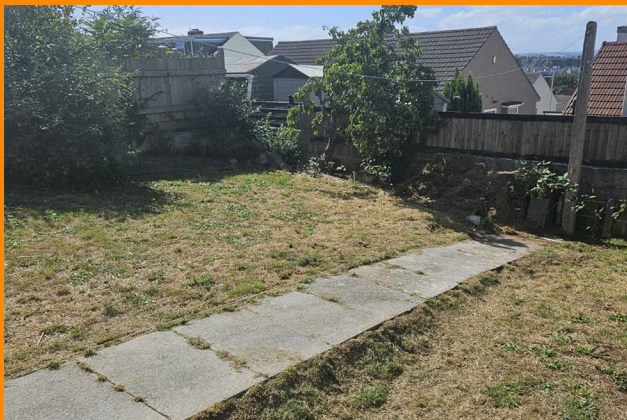
£299,950
FREEHOLD

A well presented and recently re-decorated link detached bungalow with views towards Radford Lake and beyond to Plymouth Hoe and a short distance from Plymstock Broadway and other local conveniences. The property has the benefits of central heating, double glazing, front and rear gardens, driveway parking and garage. Accommodation comprises of lounge/diner, kitchen/breakfast room, shower room with walk in shower and 2 double bedrooms. Accessed from the outside and via patio doors is a workroom/playroom/family room with access to additional storage areas. Offered with no onward chain, an early viewing is highly recommended.



22 LIPPELL DRIVE

- Link Detached Bungalow
- 2 Double Bedrooms plus Externally Accessed Playroom
- Front and Rear Gardens
- No Onward Chain
- Lounge/Diner, Kitchen/Breakfast Rooms
- Modern Shower Room, GCH, uPVC DG
- Garage, Drive and Views towards Radford Lake and Behind



Entrance:

uPVC glazed door into:

Hallway:

Storage cupboard, access to loft space and wooden doors off to:

Lounge/Diner: 5.24m x 3.46m (17'2" x 11'4")

Bay window to the front and further window to the side. Radiator and television aerial point.

Kitchen/Breakfast Room: 3.77m x 2.96m (12'4" x 9'8")

Range of wood fronted base and wall units with work surfaces over. Bowl and a half sink unit. Built in single oven, hob and extractor fan. Radiator and window and door to the side.

Shower Room:

Walk in double shower cubicle, vanity wash hand basin and low level wc with recessed cistern. Towel radiator and window to the side.

Bedroom1: 4.2m x 2.87m (13'9" x 9'4")

Radiator and window to the rear with views towards Radford park and Plymouth Hoe.

Bedroom 2: 4.2m x 2.86m (13'9" x 9'4")

(At longest point). Radiator and window to the rear with views towards Radford park and Plymouth Hoe.

Workroom/Office/Playroom 4.2m x 2.85m (13'9" x 9'4")

(Accessed from the outside). Radiator, patio doors to the garden and internal doorways leading to further storage areas (with the potential subject to regs to convert to additional living accommodation)

Outside:

To the front of the property is a garden area that is grassed, a pathway leads around to the rear. The driveway (in two parts) is currently an off road parking space and then a further area which could provided additional parking) that leads to the garage.

The rear garden is grassed with a pathway to the middle. Access can be gained to the playroom/office/sun room.

Garage:

With up and over door

Useful Information:

Council Tax Band - D £2325.42 (25/26)

Council - PCC

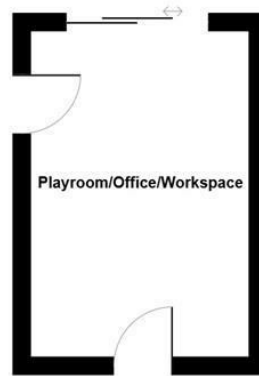
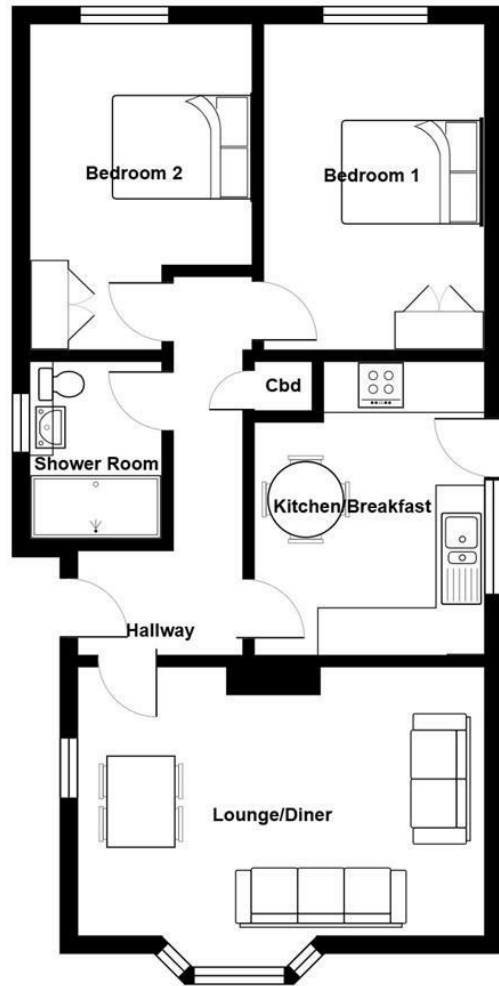
Flood Risk - Very Low

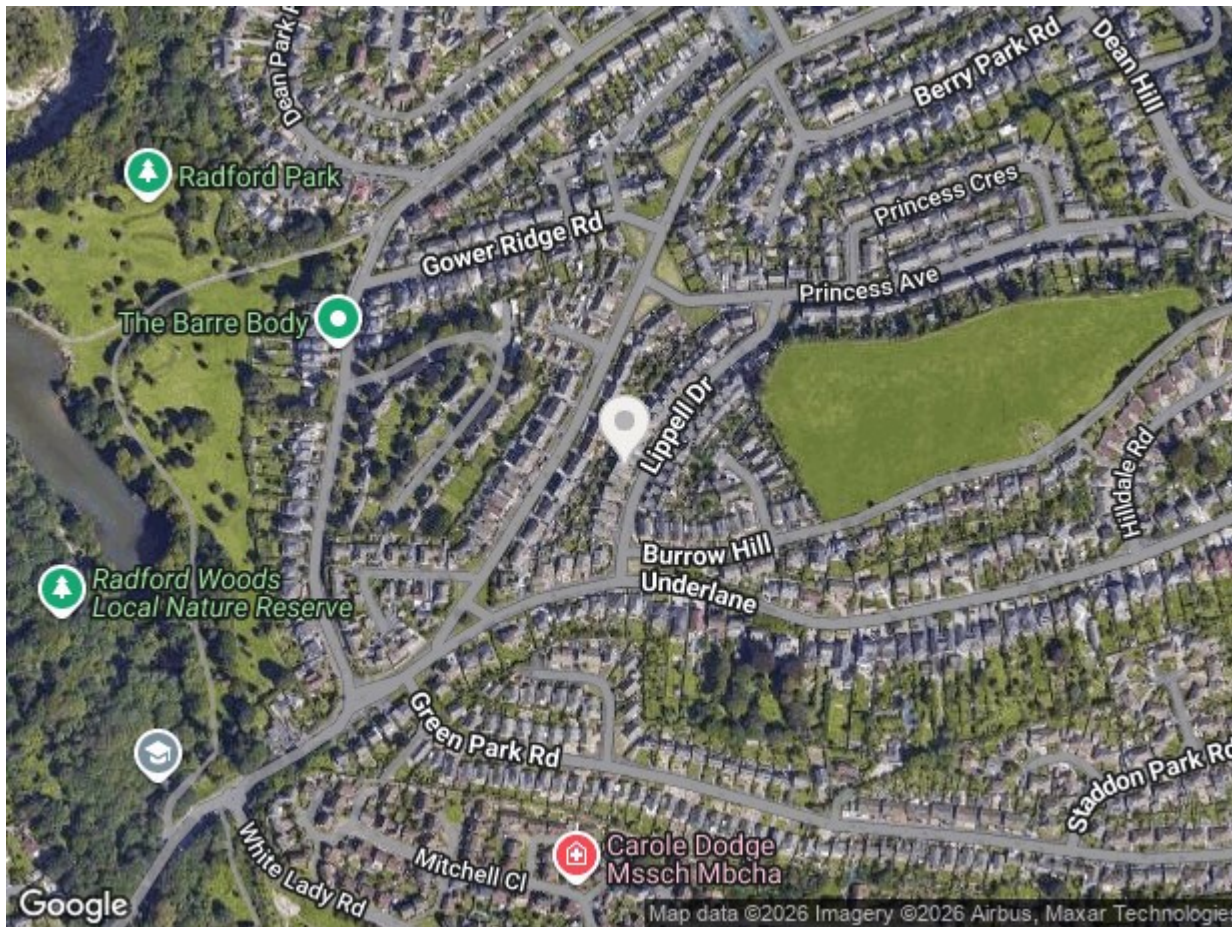
Construction - Traditional

Mains Gas, Electric, Sewage

Heating - Gas Central Heating

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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