



56 Amados Drive

Plympton, Plymouth, PL7 1TT

Offers Over £250,000



This family home is situated in the popular Merafield area of Plympton, within a short distance to the Ridgeway and other local amenities. The accommodation briefly comprises an entrance porch & hallway, lounge, kitchen/diner, 3 bedroom & a shower room. Outside the property benefits from a garage & driveway as well as front & rear gardens.



AMADOS DRIVE, PLYMPTON, PL7 1TT

ACCOMMODATION

uPVC double-glazed entrance door with a patterned, obscured-glass panel inset opening into the entrance porch.

ENTRANCE PORCH 6'4" x 5'2" (1.95 x 1.59)

uPVC double-glazed door with obscured glass opening into the entrance hall. Double-glazed windows to the front and both side elevations.

ENTRANCE HALL 6'6" x 3'0" (2.00 x 0.92)

Doorway opening into the lounge. Staircase ascending to the first floor accommodation.

LOUNGE 14'6" x 11'8" (4.42 x 3.57)

Doorway opening to the kitchen/diner. Newly-fitted electric fire inset to the wall. uPVC double-glazed bay window to the front elevation.

KITCHEN/DINER 15'1" x 8'3" (4.61 x 2.53)

Range of matching base and wall-mounted units incorporating a roll-edged laminate work-top with an inset electric hob and inset stainless-steel sink with mixer tap and draining board. Integrated microwave, fridge/freezer, dishwasher and oven. Plumbing for a washing machine. Airing cupboard. Concertina door to the under-stairs storage cupboard. uPVC double-glazed door with inset obscured glass to the side elevation leading to the rear garden.

FIRST FLOOR LANDING 8'9" x 6'2" (2.69 x 1.88)

Providing access to the first floor accommodation. uPVC double-glazed window to the side elevation.

BEDROOM ONE 14'4" x 9'3" (4.37 x 2.84)

Fitted wardrobes with bed surround. uPVC double-glazed window to the front elevation.

BEDROOM TWO 9'9" x 8'8" (2.99 x 2.65)

Fixed wardrobes and vanity station. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 7'5" x 5'6" (2.27 x 1.70)

uPVC double-glazed window to the front elevation.

SHOWER ROOM 6'0" x 4'11" (1.85 x 1.50)

Comprising a corner shower cubicle with a mains-fed shower, matching back-to-wall toilet and vanity wash handbasin with a mixer tap. Wall-mounted towel rail/radiator. Tiled floor. Aquaboarding. uPVC double-glazed obscured glass window to the rear elevation.

OUTSIDE

The property is approached via a brick-paved driveway, providing off-road parking for one car and access to the garage. The front garden is tiered, laid to pebble stones and bordered by a brick wall. A wooden gate adjacent to the garage provides access down the side of the property into the rear garden. The rear garden is fully enclosed and bordered by mature shrubs and bushes. The garden is very well-maintained and has areas laid to lawn with a pathway down the centre. There are raised beds with slate chippings and a shed which is equipped as a utility. Within the shed there is a sink with hot and cold water, tumble dryer, freezer and a plumbed washing machine.

GARAGE 14'1" x 8'3" (4.30 x 2.52)

Up-&-over door to the front elevation. Power and lighting. Wall-mounted boiler. uPVC double-glazed window to the rear. Wooden door to the rear providing access to the garden.

COUNCIL TAX

Plymouth City Council
Council tax band: B

SERVICES

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

WHAT3WORDS

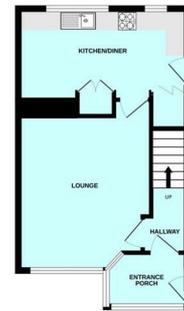
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Area Map



Floor Plans

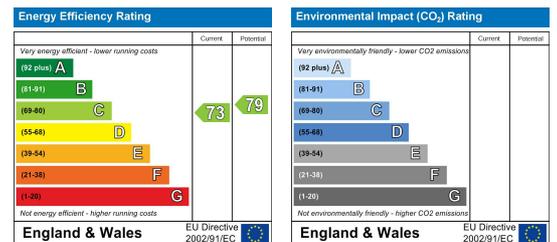
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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