



166 MERAFIELD ROAD
PLYMPTON, PLYMOUTH, PL7 1SL

GUIDE - £350,000
FREEHOLD

Moving On are pleased to offer this four bedroom semi detached house with driveway and gardens situated just a short walk from Saltram in the Merafield area of Plympton. Accommodation comprises lounge, study, cloakroom, kitchen/diner, conservatory, four bedrooms and a bathroom. Offered with no onward chain a viewing is highly recommended.



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- Semi Detached House • Four Bedrooms
- Modern Kitchen/Diner • Driveway & Gardens
- No Onward Chain • Viewing Recommended.



Entrance:

via uPVC double glazed door into:

Hallway:

Stairs rising to first floor and doors to:

Study: 2.35m x 1.49m (7'8" x 4'10")

uPVC double glazed to the front and side.

Cloakroom:

uPVC double glazed window to the side. Low flush W.C and wash hand basin.

Lounge: 3.83m x 3.75m (12'6" x 12'3")

uPVC double glazed window to the front, radiator and double doors through to:

Kitchen/Diner: 7.49m x 3.33m (24'6" x 10'11")

uPVC double glazed window to the side and rear and further door to the side and three doors to storage cupboards. Wall and floor mounted matching units with matching island, square edge worktops matching upstands and tiling to splash back areas. Fitted hob to island area, eye level oven with microwave over, integrated dishwasher and washing machine and space to fridge/freezer. Open plan into dining area with radiator and double door through too:

Conservatory: 2.95m x 2.72m (9'8" x 8'11")

uPVC double glazed window to the side and rear and doors to garden area.

First Floor Landing:

Doors to all upstairs rooms and access to loft space.

Bedroom 1: 3.77m x 3.84m (12'4" x 12'7")

uPVC double glazed window to the front, radiator and double doors to fitted cupboard.

Bedroom 2: 3.76m x 2.51m (12'4" x 8'2")

uPVC double glazed window to the front, radiator and double doors to storage cupboard.

Bedroom 3: 3.33m x 2.89m (10'11" x 9'5")

uPVC double glazed window to the rear and radiator.

Bedroom 4: 2.60m x 2.36m (8'6" x 7'8")

uPVC double glazed window to the rear and radiator.

Bathroom:

uPVC double glazed windows to the rear and side. Suite comprising panelled bath, concealed W.C and wash hand basin with vanity cupboards under. Tiling to all walls and to shower area.

Outside:

To the front of the property is a garden laid mainly to lawn with a driveway leading down the side to the rear. To the rear is a decking area with leads onto a lawned garden and an area currently housing a shed.

Studio Room:

Previously Garage (could be changed back)- Double glazed window to the rear and door to:

Shower Room - Corner shower cubicle, low flush W.C and wash hand basin. Tiling to splash back and to shower area.

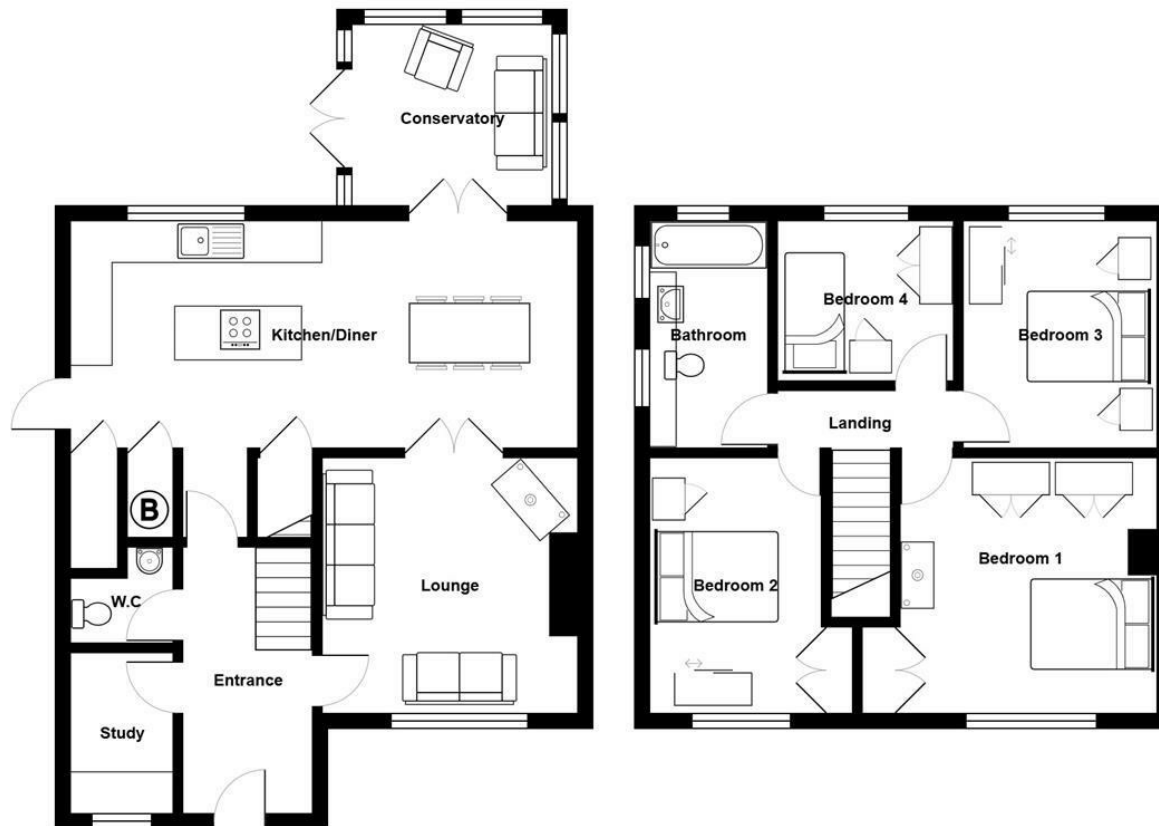
Useful Information:

Council Tax Band D - £2441.85

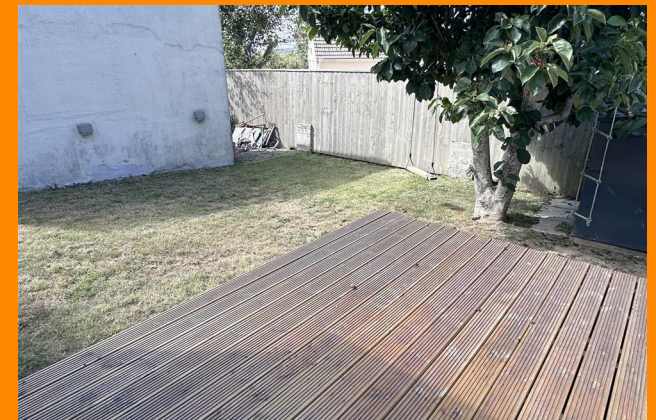
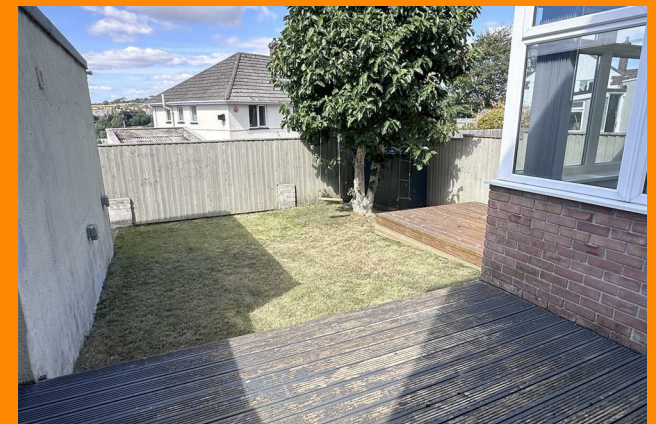
Parking - Driveway

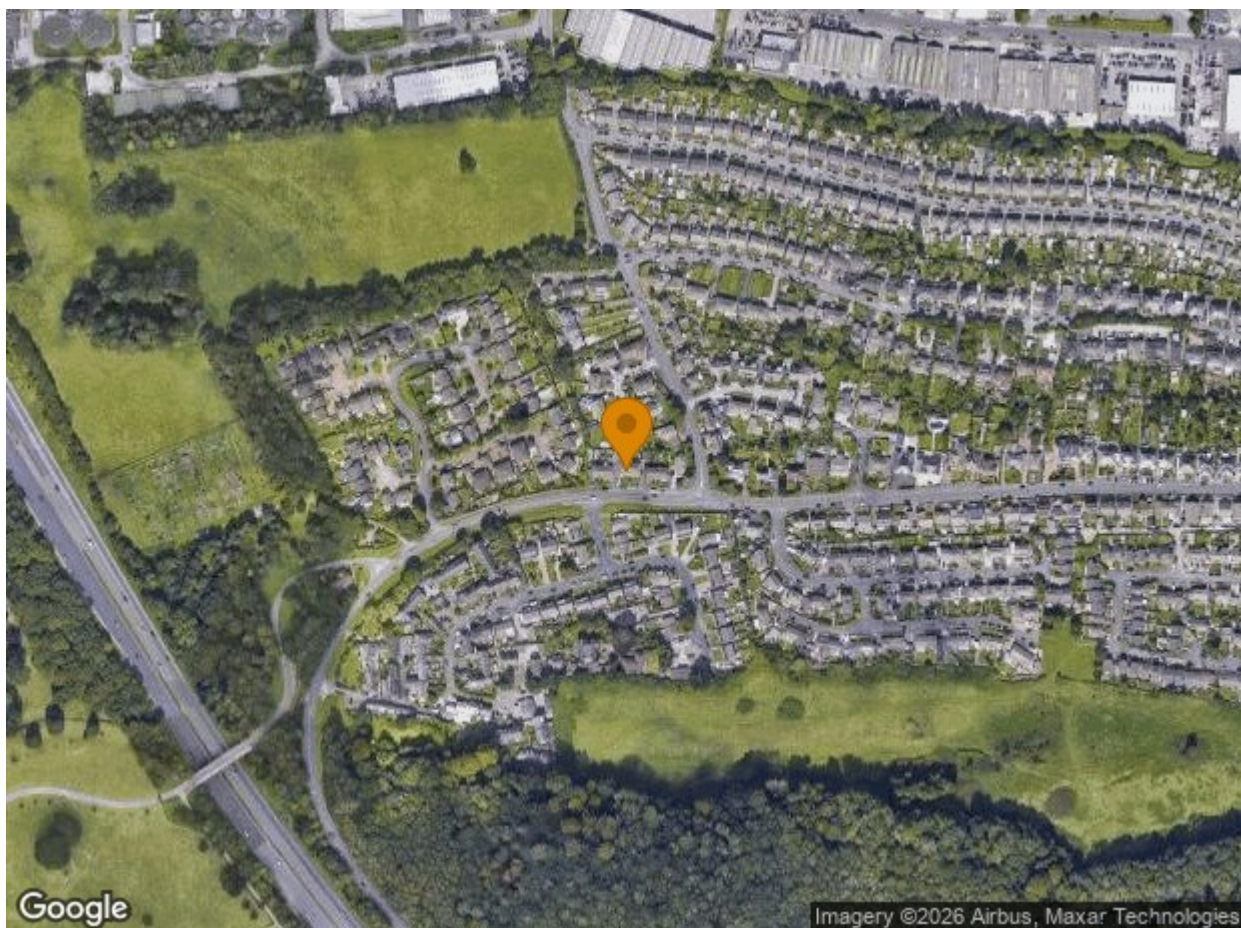
Construction - Standard

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Total Area: 122.4 m² ... 1318 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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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