



66 MOORLAND AVENUE
PLYMOUTH, PL7 2DD

GUIDE PRICE : £270,000
FREEHOLD

Situated in a popular cul-de-sac close to the Ridgeway in Plympton we are delighted to offer this three bedroom semi detached house with gardens front and rear, driveway and garage. Further benefits include gas central heating, uPVC double glazing and newly fitted kitchen. A credit to its current owner and with no onward chain a viewing is highly advised.



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- Semi Detached House
- Three Bedrooms
- Driveway Parking
- Front & Rear Gardens
- Cul-De-Sac Location
- No Onward Chain



Entrance:

via uPVC double glazed door into:

Entrance Hallway:

Stairs rising to first floor, radiator and double glazed doors into:

Lounge: 4.17m x 3.86m (13'8" x 12'7")

uPVC double glazed window to the front, radiator and feature fireplace with gas fire and double door through to:

Dining Room: 3.17m x 2.53m (10'4" x 8'3")

uPVC double glazed window to the rear and radiator.

Door through to:

Kitchen: 3.17m x 2.16m

uPVC double glazed window to the side and part glazed uPVC door to the rear. Modern white J handle kitchen with roll edge worktops, stainless steel sink unit with mixer tap over, fitted gas hob with extractor over and eye level double oven. Spaces provided for slimline dishwasher, washing machine and fridge/freezer. Wall mounted boiler.

First Floor Landing:

Doors to upstairs rooms, uPVC double glazed window to the side and access to loft.

Bedroom 1: 4.00m x 2.62m (13'1" x 8'7")

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

Bedroom 2: 2.77m x 2.44m (9'1" x 8'0")

uPVC double glazed window to the rear, radiator and doors to fitted wardrobes.

Bedroom 3: 2.91m x 2.10m (9'6" x 6'10")

uPVC double glazed window to the front, radiator and door to storage cupboard over stairs.

Shower Room:

uPVC obscure double glazed window to the rear. Corner shower cubicle with glazed screen, low flush W.C and pedestal wash hand basin. Tiling to all walls and to shower area and a heated towel rail.

Outside:

To the front of the property is a garden with mature shrubs and bushes, steps to the front door and to the side is a driveway offering parking for 2/3 cars and access to the garage. To the rear is a tiered garden. From the house is a patio area with some steps leading up to a second patio area and further steps to a stone chipped seating area and mature shrubs and bushes.

Garage:

Metal up and over door with power and lighting.

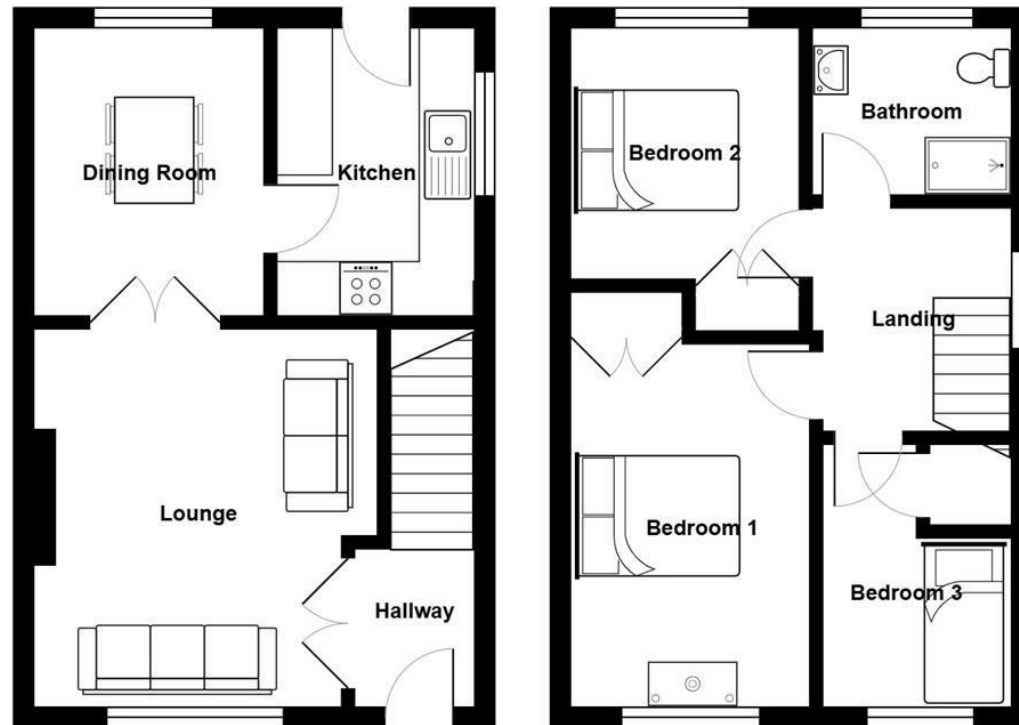
Additional Information:

Construction - Traditional

Council Tax - Band C - £2067.04

Parking - Driveway & Garage

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Total Area: 73.4 m² ... 790 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	68	
(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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