



21 Downfield Drive

Plympton, Plymouth, PL7 2DP

Offers Over £210,000



Offered with no onward chain is this well-presented bright & airy property with accommodation briefly comprising an entrance hallway, modern kitchen & a lounge/diner with doors opening onto the south-facing rear garden, rear porch, 2 double bedrooms & 4-piece bathroom. Outside there is also a garden to the front & a garage in a nearby block which has power & water. Located in the heart of Plympton, within easy reach of several primary & secondary schools, shops, pubs & the Ridgeway the property is in the perfect location for those who want to be close to local amenities.



DOWNFIELD DRIVE, PLYMPTON, PLYMOUTH PL7 2DP

ACCOMMODATION

uPVC double-glazed door, with inset decorative glass panel, into the entrance hallway.

ENTRANCE HALLWAY 6'9" x 3'5" (2.06 x 1.06)

Opening into the kitchen. Door leading to the lounge/diner.

KITCHEN 8'10" x 8'9" (2.70 x 2.69)

Fitted with a range of matching base and wall-mounted units incorporating a roll-edged laminate worktop with inset 4-ring gas hob, and wall-mounted extractor hood and a one-&-a-half drainer stainless-steel sink unit. Integrated electric oven. Space for a free-standing fridge/freezer, washing machine and dishwasher. Wall-mounted gas boiler. uPVC double-glazed window to the front elevation.

LOUNGE/DINER 17'6" x 12'9" (5.34 x 3.9)

Wooden door leading to the rear porch. Stairs ascending to the first floor accommodation. uPVC double-glazed sliding patio doors opening to the rear garden.

REAR PORCH 4'7" x 3'9" (1.4 x 1.16)

uPVC double-glazed door with inset obscured glass opening to the rear garden. uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 8'9" x 5'10" (2.67 x 1.8)

Doors leading to the accommodation. Hatch providing access to the loft space.

BEDROOM ONE 12'9" x 8'11" (3.9 x 2.72)

Located at the rear of the property with a uPVC double-glazed window to the rear elevation. Built-in half-height over-stairs cupboard.

BEDROOM TWO 12'10" x 8'6" (3.92 x 2.6)

Fitted wardrobes and drawers. uPVC double-glazed window to the front elevation.

BATHROOM 8'8" x 6'7" (2.66 x 2.02)

Fitted with a 4-piece suite comprising a panel bath with shower attachment and mixer tap, corner cubicle with mains-fed shower. Fitted storage units with a back-to-wall wc and vanity basin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

You approach the property via a public footpath and enter the front garden through a small, wooden gate. The garden is laid to slate chippings, bordered by a low-level wooden fence, with a concrete path leading up to the front door. The rear garden is fully-enclosed and laid to paving for low-maintenance. To the rear there are some steps down to a wooden gate leading out to a public footpath. There is also on-street parking.

UTILITY/STORE ROOM 8'1" x 5'9" (2.48m x 1.76m)

Roll-edged laminate worktop. Space for a tumble dryer beneath. Power and lighting.

GARAGE 16'0" x 8'3" (4.9 x 2.52)

Located in a block, adjacent to the property with an up-&-over door. Power, lighting and water. Shelving.

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

///wings.calculating.trial

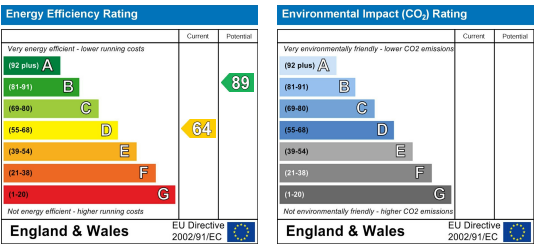
Area Map



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.