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# 7 Douglas Drive

## Plymstock, Plymouth, PL9 8LR

**£375,000**

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Superb opportunity to acquire this detached Fletcher-built property with accommodation throughout which needs updating. The property is being sold with no onward chain and sits in a lovely position with a southerly-facing rear garden with fabulous views over nearby woodland and Staddon Heights. The accommodation briefly comprises an entrance hall, lounge, plus an open-plan kitchen/dining room leading to a conservatory to take advantage of the lovely views, 2 double bedrooms, bathroom and an additional wc. Externally there are gardens to the front and rear, drive and garage. Double-glazing & gas central heating.







## DOUGLAS DRIVE, PLYMSTOCK, PL9 8LR

### ACCOMMODATION
Front door opening into the hall.

### ENTRANCE HALL 10'3 x 4'5 (3.12m x 1.35m)
Providing access to the accommodation. Airing cupboard plumbed with a radiator and fitted with slatted shelving. Additional cupboard above the airing cupboard. Separate boiler cupboard housing a Worcester gas boiler. Loft hatch.

### LOUNGE 14'11 x 12'4 (4.55m x 3.76m)
A dual aspect room with windows to the rear and side elevations. The window to the side has a fitted blind. Chimney breast with stone-built fireplace. Doorway opening onto the balcony.

### KITCHEN/DINING ROOM 17'4 x 11'3 (5.28m x 3.43m)
An open-plan kitchen/dining room with ample space for dining table and chairs. Sliding double-glazed doors to the rear opening into the conservatory. The kitchen is fitted with a range of matching cabinets, work surfaces and tiled splash-backs. One-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate hob with a cooker hood above. Free-standing dishwasher and washing machine. Fitted breakfast bar. Wine rack. Window to the side elevation.

### CONSERVATORY 10'8 x 9'8 (3.25m x 2.95m)
Double-glazed windows to 3 elevations including full-height windows to the rear providing views over the surrounding area to include Jew's woods and Staddon Heights. Doorway to the side opening onto the timber balcony.

### BEDROOM ONE 12'3 x 10'3 (3.73m x 3.12m)
Window with a fitted blind to the front elevation. Range of fitted bedroom furniture including wardrobes, dressing table and drawer units.

### BEDROOM TWO 11'4 x 9'9 (3.45m x 2.97m)
Window with a fitted blind to the front elevation. Recessed wardrobe with a cupboard above.

### BATHROOM 8'2 x 5'5 (2.49m x 1.65m)
Comprising a bath with a shower system over and a shower screen, wc and vanity-style basin with a cupboard beneath. Mirrored cabinet. Radiator. Wall-mounted electric fan heater. Fully--tiled walls. Window to the side elevation.

### ADDITIONAL WC 8'2 x 2'8 (2.49m x 0.81m)
Matching wc and basin. Partly-tiled walls. Obscured window to the side elevation.

### GARAGE 18'8 x 8' (5.69m x 2.44m)
Up-&-over style door to the front elevation. Window to the rear elevation. Power and lighting.

### OUTSIDE
The bungalow is approached via a brick-paved driveway and parking area. The garden to the front is laid to chippings. There is an additional pedestrian gateway with a paved pathway. Along one side of the bungalow, a driveway laid to paving and chippings provides additional off-road parking and access to the garage. A chipping pathway leads around the opposite side elevation. The rear garden, which enjoys a southerly aspect, is laid to lawn together with some natural stone paving. Feature beech hedge. A small timber balcony runs along the rear, with steps leading to the garden. Beneath the property, an access hatch leads to a sub-floor area, which provides under-floor storage with lighting and houses the electric meter, gas meter and consumer unit.

### COUNCIL TAX
Plymouth City Council
Council tax band D

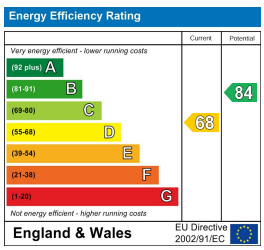
## Area Map

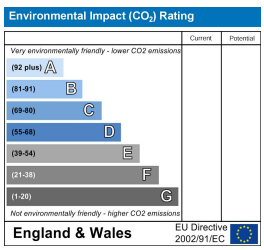



## Floor Plans




## Energy Efficiency Graph

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