



## 35 VICARAGE ROAD PLYMOUTH, PL7 4JX

**£300,000  
FREEHOLD**

A three bedroom semi detached bungalow with off road parking and rear garden situated within walking distance of bus stops and shops in the Plympton area of Plymouth. Accommodation comprising, lounge, dining room, kitchen, utility room, three bedroom (1 bedroom in loft) and shower room. Available with no onward chain a viewing comes highly recommended.



# 35 VICARAGE ROAD

- Semi Detached Bungalow
- Off Road Parking
- Open Plan Kitchen/Diner
- Three Bedrooms
- Front & Rear Gardens
- No Onward Chain



## Entrance:

Via uPVC double glazed door into:

## Porch:

Part glazed door into:

## Hallway:

Doors to:

Lounge: 4.18m x 3.51m (13'8" x 11'6")

uPVC double glazed window to the front, fireplace with mantle over and radiator.

Bedroom 1: 3.57m x 3.37m (11'8" x 11'0")

uPVC double glazed bay window to the front and radiator.

Bedroom 2: 3.77m x 3.18m (12'4" x 10'5")

uPVC double glazed window to the rear and multi glazed door through to utility room. Fitted wardrobes to recess and radiator.

Dining Area: 3.61m x 3.57m (11'10" x 11'8")

uPVC double glazed window to the side, radiator and stairs leading to first floor.

Kitchen: 3.17m x 3.08m max (10'4" x 10'1" max)

Wall and floor mounted matching units with roll edge work tops and tiling to splash back area. Bowl and a half drainer sink unit with mixer tap over, integrated dishwasher and fridge/freezer and built in gas hob with extractor over and eye level single oven. Door through to utility and double door through to:

Conservatory: 3.32m x 2.52m (10'10" x 8'3")

uPVC double glazed windows to the side and rear and French Doors giving access to the garden.

## Utility Room:

Door to bedroom 2 and door to:

## Shower Room:

uPVC obscure double glazed window to the side. Double shower cubicle with glazed screen, low flush W.C and wash hand basin. Tiling to all splash back areas and to shower area.

## Rear Lobby:

uPVC double glazed window to the side and double glazed door to the rear.

## First Floor Landing:

Door into eaves offering storage and door into:

Bedroom 3: 4.08m x 3.10m (13'4" x 10'2")

Velux style window to the rear and door to storage.

## Outside:

To the front of the property is a driveway offering parking for one vehicle and a path to the side. Further to the front is a gardens area with some mature shrubs and bushes. A path down the side leads to the front door and gives access to the rear. To the rear is a patio garden leading to a lawned area with mature shrubs and bushes and to the rear of the garden an area currently housing 2 x timbre sheds.

## Additional Information:

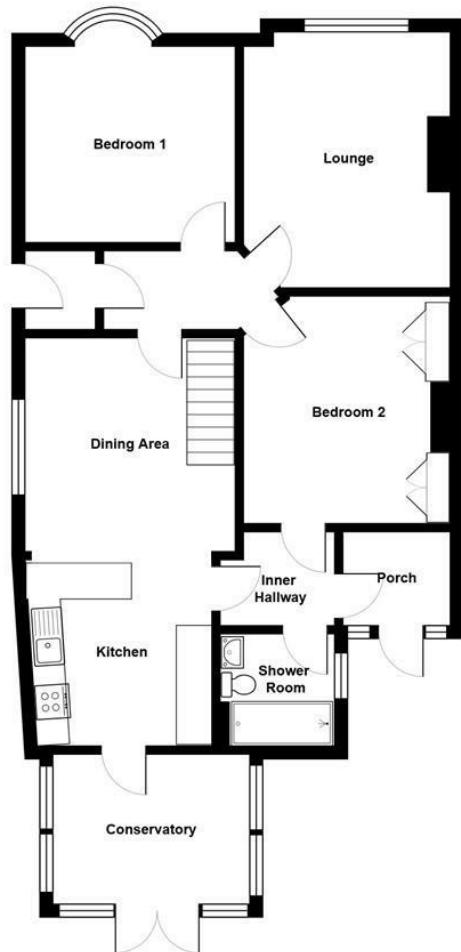
Construction - Standard

Flood Risk - Very Low

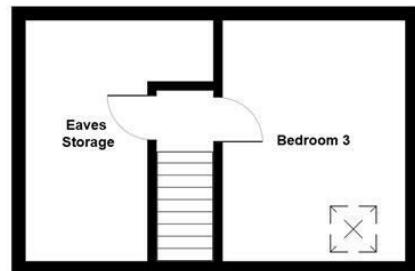
Parking - Off Road Parking

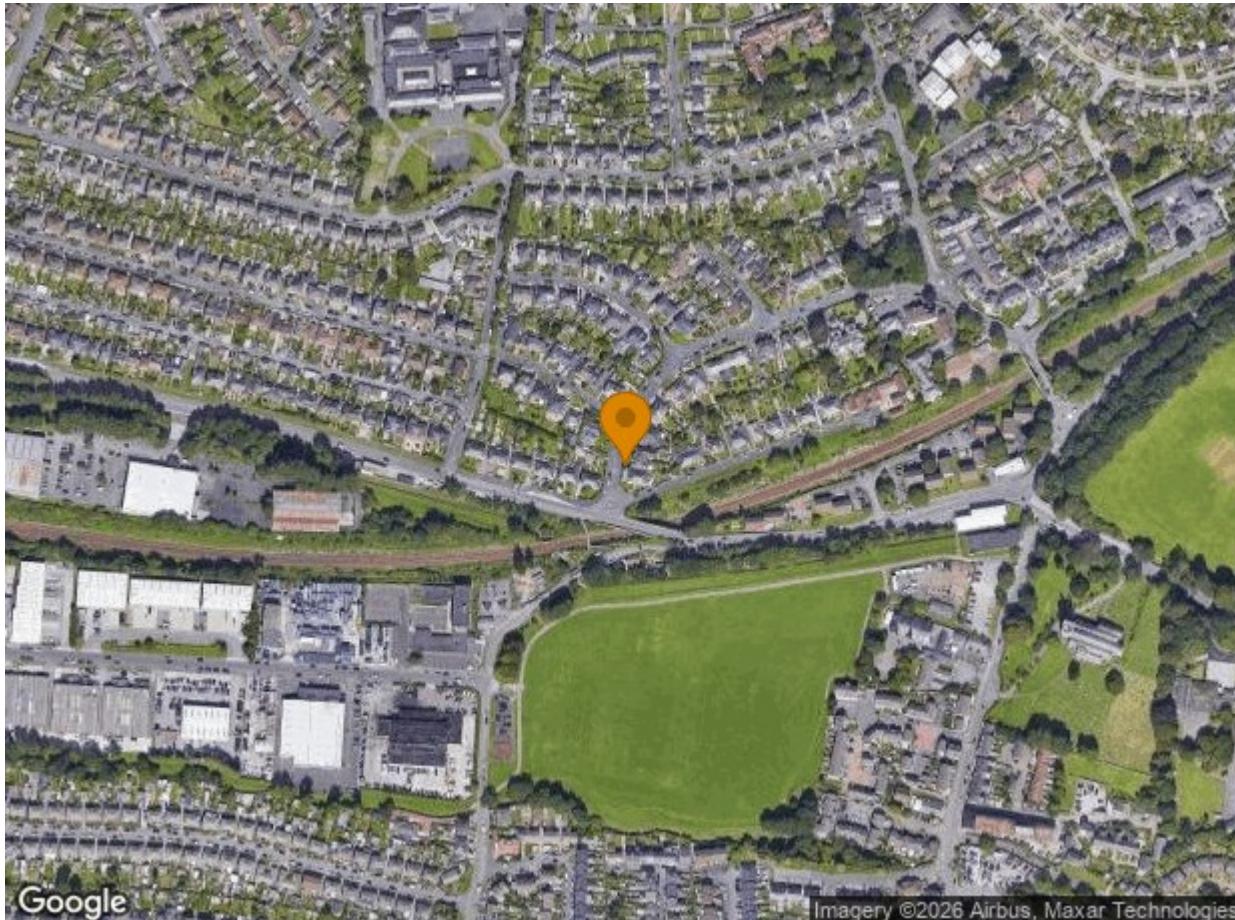
Council Tax - Band B - £1808.67

## 35 VICARAGE ROAD



Total Area: 118.0 m<sup>2</sup> ... 1270 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	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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