



12 Woodland Drive

Plympton, Plymouth, PL7 1SN

£260,000



Well-presented family home situated in an elevated position in the Merafield area, with views out over Plympton & beyond. The accommodation briefly comprises an entrance hall, lounge & kitchen/diner with 3 bedrooms & shower room. A driveway provides off-road parking in front of a garage, bordered by an area of lawn whilst the rear offers an enclosed, southerly-facing rear garden. The property is close to Saltram National Park, providing easy access to the A38 & is being sold with no onward chain.



WOODLAND DRIVE, PLYMPTON, PLYMOUTH PL7 1SN

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 6'9" x 2'11" (2.08 x 0.91)

Door leading to the lounge. Stairs ascending to the first floor landing.

KITCHEN/DINER 15'2" x 11'10" (4.63 x 3.62)

Door opening to the kitchen/diner. uPVC double-glazed bay window to the front elevation.

KITCHEN/DINER 15'3" x 8'8" (4.65 x 2.66)

Fitted with a range of matching base and wall-mounted units incorporating a roll-edged laminate worktop with an inset composite sink and mixer tap. Spaces for a washing machine, tumble dryer, dishwasher, cooker, under-counter fridge and under-counter freezer. Further built-in wall-mounted storage units. Obscured uPVC double-glazed door to the side elevation opening to the garden. 2 uPVC double-glazed windows to the rear elevation overlooking the garden.

FIRST FLOOR LANDING 9'0" x 6'1" (2.75 x 1.86)

Doors providing access to the first floor accommodation. Drop-down loft access hatch. uPVC double-glazed window to the side elevation.

BEDROOM ONE 14'4" x 9'4" (4.38 x 2.85)

uPVC double-glazed window to the front elevation with views out over Plympton.

BEDROOM TWO 9'10" x 8'8" (3.01 x 2.65)

uPVC double-glazed window to the rear elevation overlooking the garden.

BEDROOM THREE 7'4" x 5'6" (2.26 x 1.68)

uPVC double-glazed window to the front elevation with views out over Plympton.

SHOWER ROOM 6'0" x 4'11" (1.83 x 1.51)

Matching suite comprising a corner shower with mains-fed shower and bi-folding door, wash handbasin with mixer tap set onto a storage unit and a close-coupled wc. Electric shaver point. Obscured uPVC double-glazed window to the rear elevation.

GARAGE

Up & over door. Power and lighting. Courtesy door opening to the garden.

OUTSIDE

The property is approached via a concrete driveway, bordered by an area of lawn and leading to the garage. A pedestrian gate provides access to the southerly-facing rear garden with lovely views over Hardwick woods. The rear garden is secure and enclosed, partly laid to lawn with various flowerbeds and a raised patio area housing a summer house.

COUNCIL TAX

Plymouth City Council

Council Tax Band:

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

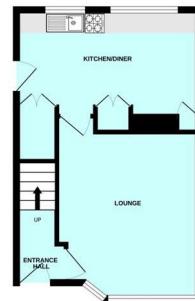
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Area Map

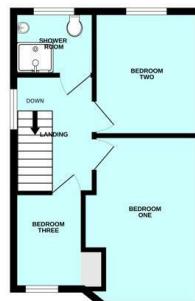


Floor Plans

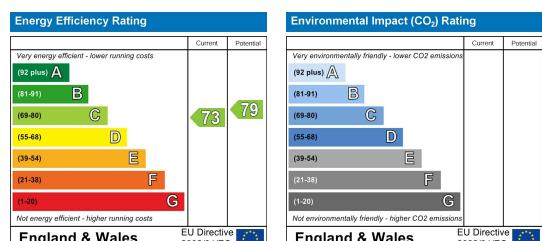
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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