



75 Wolverwood Lane

Plympton, Plymouth, PL7 1PD

£210,000



3-bedroom semi-detached house occupying a corner plot with low maintenance gardens and a driveway providing off-road parking for at least 2 vehicles. The accommodation briefly comprises an entrance hall, lounge, separate dining room, fitted kitchen, 3 bedrooms and a modern shower room. The property does need modernisation but offers great potential and is being sold with vacant possession and no onward chain and benefits from double-glazing.



WOLVERWOOD LANE, PLYMPTON, PL7 1PD

ACCOMMODATION

uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 6'1 x 2'11 (1.85m x 0.89m)

Timber and glass frame porch with a uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 12'7 x 6' (3.84m x 1.83m)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs storage cupboard housing the gas boiler. Further storage cupboard housing the electric circuit breaker and fuse box. Wall-mounted gas heater. uPVC double-glazed window.

LOUNGE 12'7 x 12'5 (3.84m x 3.78m)

Fireplace with a 'Living Flame' coal-effect gas fire inset. Wood block floor. uPVC double-glazed window to the front elevation.

DINING ROOM 9'4 x 9'2 (2.84m x 2.79m)

Gas heater. uPVC double-glazed overlooking the rear.

KITCHEN 9'5 x 9'3 (2.87m x 2.82m)

Fitted with units comprising eye-level wall cupboards, matching base cupboards and drawers with laminate rolled-edge work surfaces over and matching up-stands. Inset one-&a-half drainer sink unit with mixer tap. uPVC double-glazed window over the sink. Integrated 4-ring gas hob with an electric oven below. Built-in fridge. Plumbing for washing machine and dishwasher. Obscured glass uPVC double-glazed door leading to the rear garden.

FIRST FLOOR LANDING 8'4 x 6' (2.54m x 1.83m)

Providing access to the first floor accommodation. uPVC double-glazed window. Built-in linen cupboard with shelving. Hatch with a retractable ladder to a boarded and insulated roof space with a light.

BEDROOM ONE 11'6 x 9'6 (3.51m x 2.90m)

uPVC double-glazed window to the front elevation. Fitted wardrobes and a built-in single wardrobe.

BEDROOM TWO 10'8 x 8'8 (3.25m x 2.64m)

uPVC double-glazed window to the rear elevation with far-reaching views.

BEDROOM THREE 9'1 x 8' (2.77m x 2.44m)

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

SHOWER ROOM 7'11 x 5'5 (2.41m x 1.65m)

Comprising a shower cubicle with system shower, pedestal wash hand basin and low level wc. Fitted mirror with light/shaver point over. Extractor fan. Gas-fired heater. Tiled floor. Fully-tiled walls. 2 uPVC double-glazed windows.

OUTSIDE

To the front there is lawned garden and a pathway running along the front and with a gate, to the side of the property. A private drive provides off-road parking for at least 2 cars. To the side and rear, there is a block-built storage shed with power and light, and aluminium-framed greenhouse. The garden is laid to hard landscaping with paved pathways and patio. There is also a timber storage shed with power and light. Outside power point.

COUNCIL TAX

Plymouth City Council

Council tax band: B

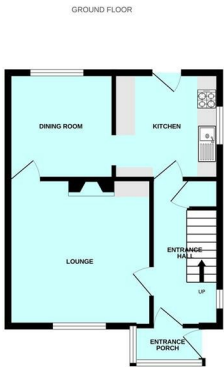
SERVICES

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

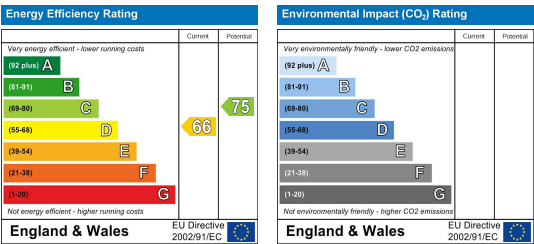
Area Map



Floor Plans



Energy Efficiency Graph



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