



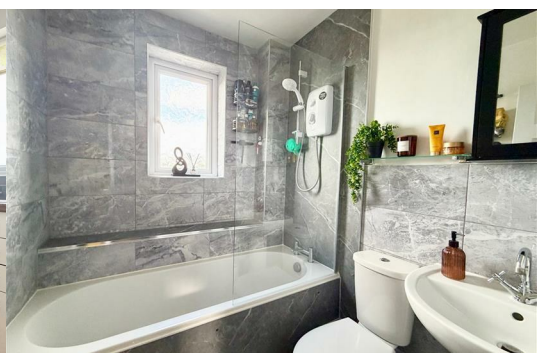
## 104 Kenmare Drive

Plympton, Plymouth, PL7 2YJ

Offers Over £199,950



Very well-presented home, located in a central part of Plympton with far-reaching views from the front. Being offered with no onward chain, the accommodation is laid out over several levels, briefly comprising an entrance hall, lounge & kitchen with 2 bedrooms & a family bathroom. There are gardens to the front & rear together with an allocated parking space in the adjacent car park. Viewing highly recommended.



## KENMARE DRIVE, PLYMPTON, PLYMOUTH PL7 2YJ

### ACCOMMODATION

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

### ENTRANCE HALL 8'0" x 6'2" (2.45 x 1.89)

Door opening into the kitchen. Storage cupboard. Stairs ascending to the lounge.

### KITCHEN 13'7" x 6'11" (4.16 x 2.12)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop with inset 4-ring electric hob and stainless-steel sink with mixer tap. Stainless-steel extractor over the hob. Integral oven and washing machine. Space for an upright fridge/freezer. uPVC double-glazed window to the front elevation with moorland views.

### LOUNGE 12'1" x 10'6" (3.70 x 3.21)

Wall-mounted electric fireplace. Stairs ascending to the landing. uPVC double-glazed sliding patio door providing access to the rear garden.

### LANDING 6'9" x 6'3" (2.07 x 1.91)

Doors providing access to bedroom two and the family bathroom. Stairs ascending to bedroom one. Drop-down loft access hatch. uPVC double-glazed window to the side elevation.

### BEDROOM TWO 13'7" x 6'3" (4.15 x 1.92)

uPVC double-glazed window to the front elevation.

### BATHROOM 6'8" x 5'6" (2.04 x 1.7)

A well-presented bathroom fitted with a matching suite consisting of a panelled bath with an electric shower, mixer tap and glass shower screen and marble-effect tiling, pedestal wash handbasin with mixer tap and a close-coupled wc. Matching marble-effect partly-tiled walls and bath panel. Fully-tiled floor. Obscured uPVC double-glazed window to the front elevation.

### BEDROOM ONE 12'1" x 10'7" (3.69 x 3.23)

Storage cupboard. uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached by steps leading to the front door, with a small area of lawn. A path leads around the side of the property to a wooden gate which provides access to the rear garden, which is enclosed and southerly-facing. Immediately adjacent to the rear of the property there is a patio area with steps ascending to a lawned garden and a raised rockery with mature planting.

### 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

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## Area Map

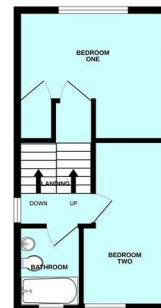


## Floor Plans

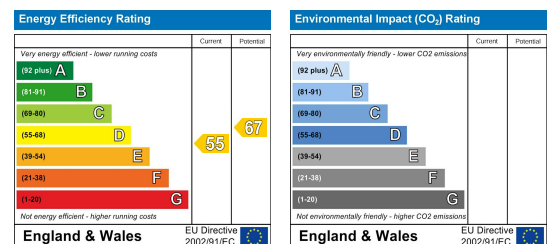
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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