



## 58 Amados Drive

Plympton, Plymouth, PL7 1TT

£240,000



Perfect for first-time buyers & those looking for a property they can put their own stamp on, is this semi-detached house in need of some modernisation. Located in the popular area of Merafield, the accommodation briefly comprises an entrance hallway, lounge, kitchen/diner, 3 bedrooms & a bathroom. There is a private driveway, a garage & gardens to both the front & rear.



## AMADOS DRIVE, PLYMPTON, PLYMOUTH PL7 1TT

### ACCOMMODATION

uPVC double-glazed door, with inset obscured glass, opening into the entrance hallway.

### ENTRANCE HALLWAY 6'9" x 4'0" max (2.07 x 1.24 max)

Wooden door, with inset obscured glass panes, opening into the lounge. Stairs ascending to the first floor accommodation.

### LOUNGE 14'6" max x 11'7" (4.42 max x 3.55)

Door opening into the kitchen/diner. Electric fireplace with tiled hearth and brick surround. uPVC double-glazed bay window to the front elevation.

### KITCHEN/DINER 15'1" x 7'7" (4.60 x 2.33)

Range of wooden matching base and wall-mounted units incorporating a roll-edged laminate worktop with an inset stainless-steel sink unit and mixer tap. Spaces for an oven, washing machine and fridge/freezer. Good-sized under-stairs storage cupboard housing the boiler. Further built-in cupboards. 2 uPVC double-glazed windows to the rear elevation. uPVC double-glazed door, with inset obscured glass panel, opening to the side.

### FIRST FLOOR LANDING 8'5" x 6'0" (2.58 x 1.85)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Access hatch with pull-down ladder to boarded, insulated loft with power and lighting.

### BEDROOM ONE 14'6" x 9'3" max (4.43 x 2.83 max)

Built-in wardrobes and wall-mounted cupboards. uPVC double-glazed bay window to the front elevation.

### BEDROOM TWO 9'9" x 8'7" (2.99 x 2.63)

Built-in storage cupboard. uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 7'5" x 5'6" (2.28 x 1.68)

uPVC double-glazed window to the front elevation.

### BATHROOM 6'0" x 5'5" (1.85 x 1.66)

Panelled bath with a mains-fed shower over, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window.

### OUTSIDE

The property is approached through a metal gate to a concrete driveway, in turn leading to the garage. A path leads to the front of the house and around the side, to a further metal gate providing access to the rear garden. The front garden is tiered with mature shrubs and bushes. The rear garden is mostly laid to lawn with mature shrubs, bushes and trees and a concrete path running down the middle. Greenhouse. Wooden shed. Brick-built shed attached to the back of the garage.

### DETACHED GARAGE 21'8" x 8'7" (6.61 x 2.63)

Metal up-&-over door. Fitted work bench. Service pit. Wooden-framed single-glazed windows to the side and rear elevation. Power and lighting. Wooden courtesy door, with an inset single-glazed panel, opening to the side elevation.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES

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

### WHAT3WORDS

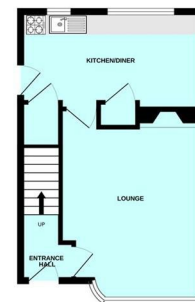
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## Area Map



## Floor Plans

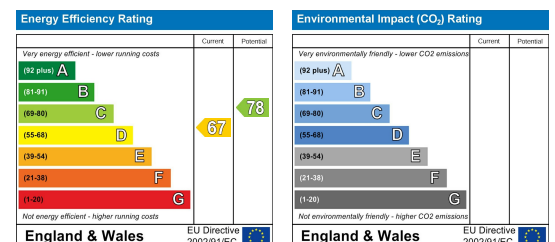
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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