



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

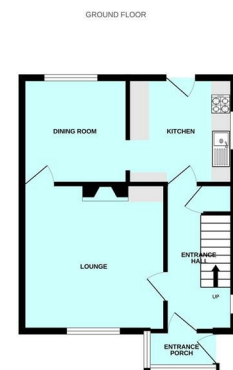
SERVICES

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

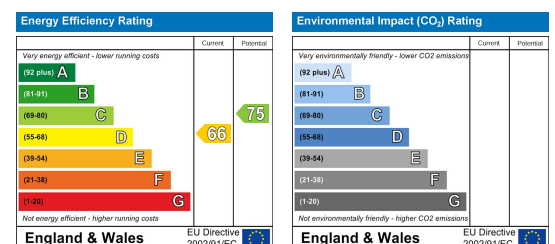
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.