



88 Kenmare Drive

Plympton, Plymouth, PL7 2YJ

£240,000



Beautifully-presented extended end-terraced family home located in the heart of Plympton. The accommodation briefly comprises an entrance porch, lounge and kitchen to the ground floor, along with a second reception room, which is currently used as a third bedroom, but could also be used as an office or playroom. On the first floor there are 2 bedrooms and a bathroom. Externally to the front, there is off-road parking for 2 cars whilst to the rear, there is a generous level garden. The property is move-in ready and offered with no onward chain.



KENMARE DRIVE, PLYMPTON, PL7 2YJ

ACCOMMODATION

uPVC double-glazed door with obscured glass panels inset leading into the entrance porch.

ENTRANCE PORCH 4'6" max x 3'9" (1.39 max x 1.15)

Wooden door leading into the lounge. Small cupboard housing the consumer unit, gas and electric meters. uPVC obscured glass double-glazed window to the side elevation.

LOUNGE 13'10" max x 12'1" (4.22 max x 3.70)

Wooden doors leading to the second reception room/third bedroom and the kitchen. Stairs ascending to the first floor accommodation. uPVC double-glazed window to the front elevation.

KITCHEN 12'1" x 10'0" (3.70 x 3.06)

Range of matching high gloss contemporary-style base and wall-mounted units with rolled-edge laminate work-top. Inset composite sink with a hot and cold mixer tap and drainer board. Integrated fridge, freezer, slimline dishwasher and washing machine. Space for an oven. uPVC double-glazed door with a glass panel inset leading to the rear garden. uPVC double-glazed window to the rear elevation.

SECOND RECEPTION ROOM/BEDROOM THREE 13'8" x 7'3" (4.17 x 2.23)

Built-in cupboards. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 6'5" x 5'0" (1.96 x 1.54)

Wooden doors providing access to the first floor accommodation. Loft hatch providing access to the loft space.

BEDROOM ONE 12'1" x 10'4" (3.70 x 3.17)

Space for free-standing wardrobes. uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'1" x 6'8" (3.08 x 2.05)

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

BATHROOM 6'10" x 5'0" (2.09 x 1.53)

Comprising a panel bath with an electric shower over and a folding glass shower screen, vanity hand basin with a mixer tap and a close coupled wc. Chrome towel rail/radiator. uPVC double-glazed window with an obscured glass inset to the rear elevation.

OUTSIDE

The property is approached via a tarmac driveway. A gravelled area provides parking for a second vehicle. The rear garden is accessed via the kitchen and is fully enclosed and westerly-facing. The garden is on a level plot and features a wrap-around patio area with a wooden pergola. The remaining garden is laid to gravel plus a small section of astro turf in the middle. There are flower beds at each side containing small trees, bushes and plants. A wooden gate at the side of the property leads out to a public footpath. Outside tap and water butt.

COUNCIL TAX

Plymouth City Council
Council tax band B

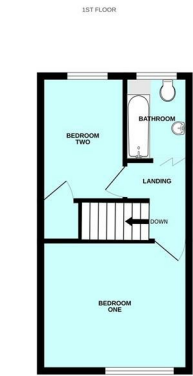
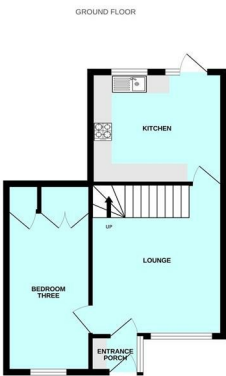
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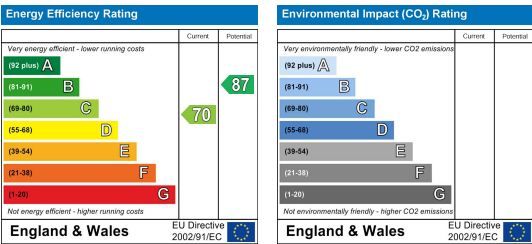
Area Map



Floor Plans



Energy Efficiency Graph



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