



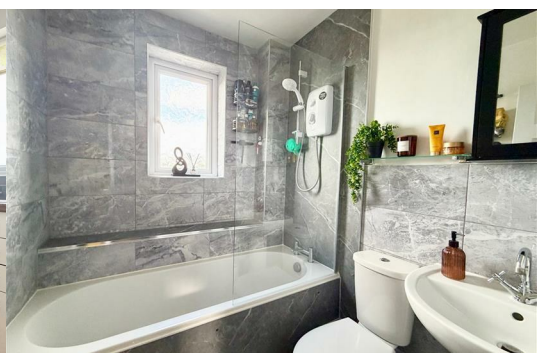
104 Kenmare Drive

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

///loaded.polite.slowly

Area Map

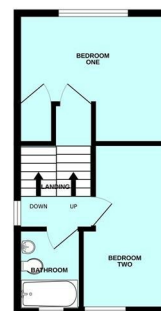


Floor Plans

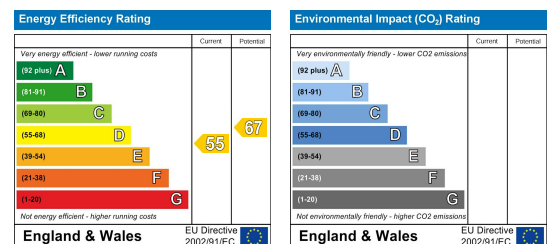
GROUND FLOOR



1ST FLOOR



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.