



199 St. Margarets Road

Plympton, Plymouth, PL7 4RG

£260,000



Well-presented Stanbury-built family home in the popular Woodford area, with the potential to improve & being offered with no onward chain. The accommodation briefly comprises an entrance porch & hallway, lounge & separate dining room, kitchen & downstairs cloakroom. Upstairs there are 3 bedrooms, a bathroom & separate toilet. The property sits on a level plot, with a shared driveway, a single, detached garage & gardens to the front & rear.



ST MARGARETS ROAD, PLYMPTON, PLYMOUTH PL7 4RG

ACCOMMODATION

uPVC double-glazed door, with obscured glass panels, and uPVC double-glazed windows either side, opening into the entrance porch.

ENTRANCE PORCH 9'9" max x 2'8" (2.98 max x 0.83)

2.98 narrowing to 2.17 x 0.83. uPVC double-glazed door, with inset obscured glass, leading into the entrance hallway.

ENTRANCE HALLWAY 13'9" x 5'11" (4.20 x 1.81)

Doors providing access to the lounge, dining room, kitchen and downstairs cloakroom. uPVC double-glazed window to the side elevation. Stairs ascending to the first floor landing, currently with a stairlift fitted.

LOUNGE 12'3" max x 13'6" (3.75 max x 4.14)

3.75 in the alcoves narrowing to 3.40 at the chimney breast x 4.14. Gas fire set onto a tiled hearth with surround. Sliding internal wooden doors leading to the dining room. uPVC double-glazed bay window to the front elevation.

DINING ROOM 12'7" max x 9'7" (3.84 max x 2.93)

3.84 x 3.28 in the alcove narrowing to 2.93 at the chimney breast. Electric fire. uPVC double-glazed window to the rear elevation.

KITCHEN 9'5" x 7'1" (2.88 x 2.18)

Range of matching base and wall-mounted units incorporating a roll-edged laminate worktop with a dual hob (2 gas burners and 2 electric rings) and an inset stainless-steel sink with mixer tap and draining board. Wall-mounted extractor hood over the hob. Integrated electric oven. Space for an under-counter washing machine and free-standing fridge/freezer. Obscured uPVC double-glazed door to the side elevation opening to the driveway.

DOWNSTAIRS CLOAKROOM 3'6" x 2'4" (1.07 x 0.72)

Close-coupled wc. Small obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 10'9" max x 2'7" (3.29 max x 0.81)

3.29 narrowing to 2.13 x 0.81. Doors providing access to the first floor accommodation. Access hatch to partially-boarded, insulated loft with lighting. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'6" max x 10'2" (4.14 max x 3.10)

4.14 narrowing to 3.349 x 3.10. Built-in storage cupboard. uPVC double-glazed window to the rear elevation.

BEDROOM TWO 12'7" x 9'3" (3.84 x 2.84)

Built-in wardrobes. Built-in cupboard housing the boiler. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'11" x 6'11" (3.03 x 2.12)

uPVC double-glazed window to the rear elevation.

BATHROOM 6'11" x 5'1" (2.12 x 1.56)

Panelled bath with an electric shower over and a decorative glass shower screen and a pedestal wash handbasin. Fully-tiled walls. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 3'11" x 2'6" (1.20 x 0.78)

Close-coupled toilet. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached from a public footpath, through a metal gate with a paved path leading to the front porch. A shared driveway to the side of the house leads to the garage. There is a large area laid to stones with edging, bordered by flowers. The rear garden is accessed via a wooden gate at the end of the driveway. The garden is fully enclosed, with a path running down the centre with sections laid to a mixture of stones and flowerbeds.

GARAGE 15'11" x 8'0" (4.87 x 2.44)

Up-&-over door. Power and lighting. Obscured uPVC double-glazed window 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.

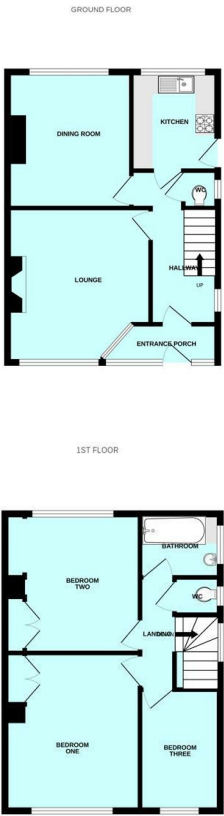
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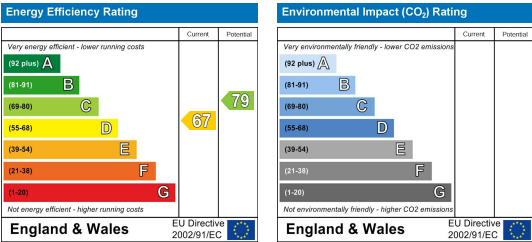
Area Map



Floor Plans



Energy Efficiency Graph



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