



## 16 Lavinia Drive

Plympton, Plymouth, PL7 1ZG

**£220,000**



Semi-detached property, situated on a corner plot, with off-road parking for 2 vehicles. The house is immaculately-presented throughout & comprises open plan living accommodation together with 2 double bedrooms & a large family shower room.





LAVINIA DRIVE, PLYMPTON, PLYMOUTH PL7 1ZG

ACCOMMODATION

uPVC double-glazed door, with patterned glass panel, opening into the entrance porch.

ENTRANCE PORCH 3'2" x 3'9" (0.970 x 1.166)

uPVC double-glazed window to the side elevation. Wood door, with frosted glass panels, opening into the lounge.

LOUNGE 17'8" x 11'4" (5.408 x 3.470)

uPVC double-glazed window to the front elevation. Staircase with glass balustrade ascending to the first floor landing with large under-stairs storage cupboard. Open plan access into the kitchen.

KITCHEN 9'1" x 11'4" (2.772 x 3.4666)

Fitted with a matching range of base and wall-mounted units incorporating a laminate roll-top work surface with inset stainless-steel sink and drainer and splash-backs. Integrated oven, hob and extraction. Spaces for washing machine and tumble dryer. Space for a large American-style fridge/freezer. Tiling to the principal areas. Worcester combi-boiler housed within a wall cupboard. uPVC double-glazed door with obscured-glass panels opening into the rear porch.

REAR PORCH

uPVC double-glazed window to the rear elevation with views over St Mary's playing fields. uPVC double-glazed door providing access to the rear garden.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Airing cupboard. Access hatch with pull-down ladder to insulated loft space with power.

BEDROOM ONE 10'5" x 9'4" (3.187 x 2.847)

uPVC double-glazed window to the rear elevation with views over St Mary's playing fields. Large set of built-in wardrobes.

BEDROOM TWO 7'5" x 11'5" (2.261 x 3.487)

Currently used as an office with a uPVC double-glazed window to the front elevation. Large built-in storage cupboard.

SHOWER ROOM 8'8" x 5'6" (2.650 x 1.685)

Fitted with a corner shower with waterfall shower, vanity sink unit with mixer tap and tiled splash-back and close-coupled wc. Chrome heated towel rail. Extraction. Ceiling spotlighting. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a driveway providing off-road parking for 2 cars with a path running alongside. The garden to the side is laid to patio and is currently used as a vegetable planting area. The rear garden is low-maintenance and mainly laid to patio and decking, enclosed by feather-board fencing, with various pots and mature shrub borders.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

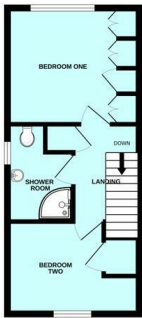
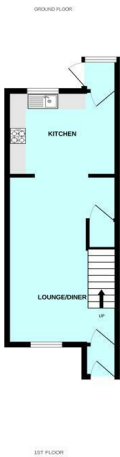
SERVICES

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

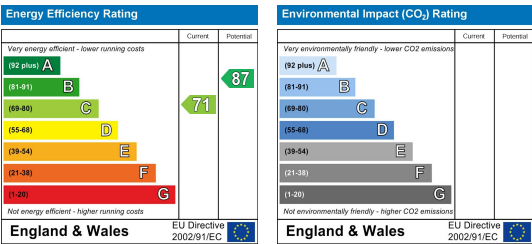
Area Map



Floor Plans



Energy Efficiency Graph



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