



## 20 West Park Drive

Plympton, Plymouth, PL7 2GZ

£230,000



Semi-detached property located in the Chaddlewood area, with accommodation briefly comprising an entrance hall, lounge, kitchen/diner, 2 bedrooms & family bathroom. Off-street parking. Gardens to the front & an enclosed rear.



WEST PARK DRIVE, PLYMPTON, PLYMOUTH PL7 2GZ

ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

ENTRANCE HALL 7'1" x 4'2" (2.18 x 1.29)

Door opening into the lounge. Stairs ascending to the first floor landing. Obscured uPVC double-glazed window to the side elevation.

LOUNGE 14'0" x 10'6" (4.28 x 3.21)

Door opening to the kitchen/diner. Under-stairs storage cupboard. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 13'9" x 7'10" (4.2 x 2.41)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate worktop with inset 4-ring gas hob, stainless-steel extractor over and one-&-a-half bowl stainless-steel sink unit with mixer tap. Integrated oven. Spaces for washing machine and fridge/freezer. uPVC double-glazed patio door opening to the garden. uPVC double-glazed window to the rear elevation.

LANDING 5'11" x 2'8" (1.81 x .88)

Doors providing access to the first floor accommodation. Drop-down loft access hatch. Storage cupboard housing the boiler.

BEDROOM ONE 10'10" x 10'7" (3.32 x 3.23)

Storage cupboard with fitted shelving. uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'6" x 7'4" (3.22 x 2.25)

uPVC double-glazed window to the rear elevation.

BATHROOM 5'11" x 5'6" (1.82 x 1.68)

Newly-fitted with a white suite comprising panelled bath with electric shower and mixer tap, vanity-style wash handbasin with mixer tap and close-coupled wc. Heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

To the front of the property is a driveway, with the house approached via a brick-paved walkway and bordered by an area laid to stone chippings. The rear garden is fully enclosed and laid to a patio area together with an area of lawn, bordered by shrubs and bushes. Garden shed with power - ideal as a utility space. Pedestrian gate opening to the driveway.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

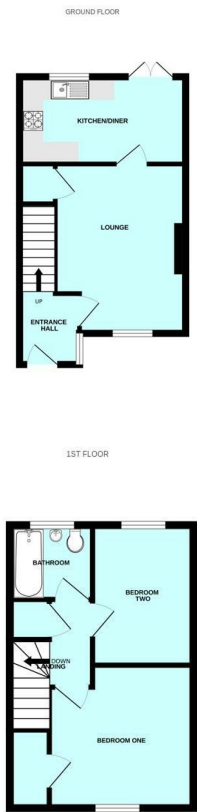
AGENT'S NOTE

Mains gas and electricity  
Mains water and sewerage

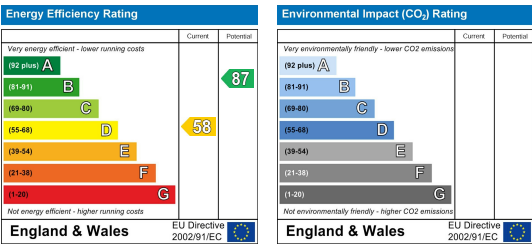
Area Map



Floor Plans



Energy Efficiency Graph



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