



## 8 Woodland Drive

Plympton, Plymouth, PL7 1SN

£225,000



This semi-detached house is situated in a popular location, toward the head of a cul-de-sac, with far-reaching views from the front. The accommodation requires updating & comprises an entrance porch & hall, lounge & a good-sized kitchen/through dining room - which was an extension built to the property in 1983. On the first floor there are 3 bedrooms & a family bathroom. The property benefits from electric radiators & uPVC double-glazed windows. To the front there is a private driveway leading to a detached garage, with an area of garden to the front & a fully-enclosed south-facing garden to the rear - which includes a timber summer house. The property is located within easy reach of Saltram National Park, local shops & schools. This property would make an ideal first home or a buy-to-let investment opportunity.



## WOODLAND DRIVE, PLYMPTON, PLYMOUTH PL7 1SN

### ACCOMMODATION

Composite front door opening into the entrance porch.

### ENTRANCE PORCH 4'8 x 4'5 (1.42m x 1.35m)

2 uPVC double-glazed windows. Opening through to the hallway.

### ENTRANCE HALLWAY 4'8 x 4'2 (1.42m x 1.27m)

Stairs rising to the first floor. Door opening to the lounge.

### LOUNGE 13'9 x 11'9 (4.19m x 3.58m)

Bay-fronted lounge with a uPVC double-glazed window. Tiled fireplace with inset fire (untested), TV and telephone point.

### KITCHEN 15'3 x 8 (4.65m x 2.44m)

Fitted with a matching range matching base and wall-mounted units incorporating laminate work surfaces. Stainless-steel single-drainer sink unit with mixer tap and uPVC double-glazed window overlooking the rear garden. Under-stairs storage cupboard. Further built-in cupboards - one housing the insulated hot water cylinder. The free-standing appliances within the kitchen can be included in the sale if required. uPVC double-glazed door opening to the side of the property, through to the rear garden. Open plan access through to the dining room.

### DINING ROOM 8'9 x 7'3 (2.67m x 2.21m)

2 uPVC double-glazed windows overlooking the rear garden.

### FIRST FLOOR LANDING 8'11 x 6'1 (2.72m x 1.85m)

uPVC double-glazed window. Hatch with retractable ladder to the insulated, part-boarded loft space, with light.

### BEDROOM ONE 14'3 x 9'4 (4.34m x 2.84m)

uPVC double-glazed bay window overlooking the front.

### BEDROOM TWO 9'10 x 8'9 (3.00m x 2.67m)

uPVC double-glazed window overlooking the rear.

### BEDROOM THREE 7'5 x 5'5 (2.26m x 1.65m)

uPVC double-glazed window overlooking the front.

### BATHROOM 6'1 x 5' (1.85m x 1.52m)

Fully tiled and fitted with a matching white suite comprising a panel bath with electric shower over and shower screen, pedestal wash handbasin and a low-level wc. Obscured uPVC double-glazed window.

### OUTSIDE

To the front, a brick-paved private drive provides off-road parking for one car and leading to the garage. A matching brick-paved path leads to the front door and along the side of the property to a gate providing access to the rear garden. The garden to the front is laid to lawn, with shrub borders. The rear garden is south-facing, fully enclosed, laid to lawn and patio areas with established shrub and flower borders. There is a timber-built summer house and a timber greenhouse.

### GARAGE

A Marley concrete section garage with a modern metal up-&-over door, a window and a courtesy door to the rear.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: C

### SERVICES

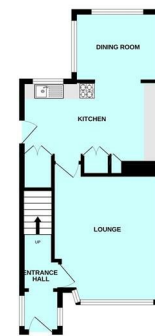
The property is connected to mains electricity, water and drainage.

## Area Map

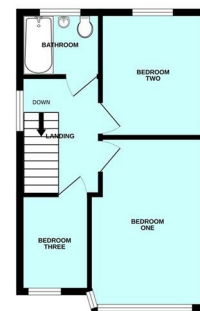


## Floor Plans

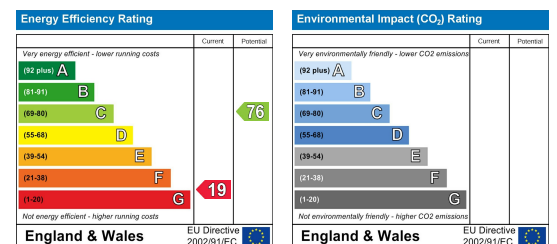
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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