



## 37 Tithe Road

Plympton, Plymouth, PL7 4QQ

£280,000



Semi-detached bungalow situated in the Woodford area of Plympton. The property is in a good condition throughout & includes an entrance hall & a lounge/diner with a veranda offering views over Plympton & beyond, kitchen, 2 bedrooms & shower room. Externally there is a garage & off-road parking for 2 vehicles with gardens to the front & rear.



TITHE ROAD, PLYMPTON, PLYMOUTH PL7 4QQ

ACCOMMODATION

Composite door, with inset patterned glass, opening into the entrance hall.

ENTRANCE HALL 10'7" x 3'6" (3.24 x 1.07)

Doors providing access to the accommodation. Storage cupboard. Drop-down access hatch with pull-down ladder to insulated loft with lighting.

KITCHEN 10'8" x 9'9" (3.27 x 2.98)

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

LOUNGE/DINER 17'2" x 11'6" (5.24 x 3.52)

Feature gas fire set onto a polished stone hearth with surround and mantel. uPVC double-glazed patio doors to the front opening to the veranda.

BEDROOM ONE 12'7" x 10'5" (3.85 x 3.19)

Range of built-in wardrobes, dressing table and storage units. uPVC double-glazed window to the rear elevation.

BEDROOM TWO 11'8" x 9'3" (3.58 x 2.84)

Currently being used as a snug. uPVC double-glazed window to the rear elevation.

SHOWER ROOM 8'4" x 7'0" (2.55 x 2.14)

Beautifully fitted with a matching suite comprising a walk-in shower with waterfall attachment, wall-mounted wash handbasin with mixer tap and a concealed cistern wc. Range of storage units. Graphite heated towel rail. Extraction system. Obscured uPVC double-glazed window to the side elevation.

GARAGE 18'0" x 10'6" (5.51 x 3.22)

Up-&-over door. Water, power and lighting. Boiler. Meters.

OUTSIDE

The property is approached via a brick-paved driveway leading to the garage, with areas laid to stone chippings and steps ascending to the front door. A walkway to the side leads through to the rear garden which is fully-enclosed and tiered, laid for low maintenance, including areas of stone chippings and pebbles interspersed with shrubs. At the top level a gate provides access to the adjoining fields. There are views over the embankment, Hardwick woods, Plympton and beyond.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

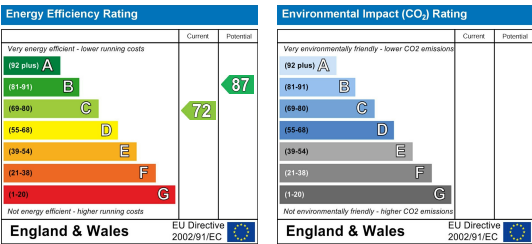
Area Map



Floor Plans



Energy Efficiency Graph



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