Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



88 Kenmare Drive

Plympton, Plymouth, PL7 2YJ

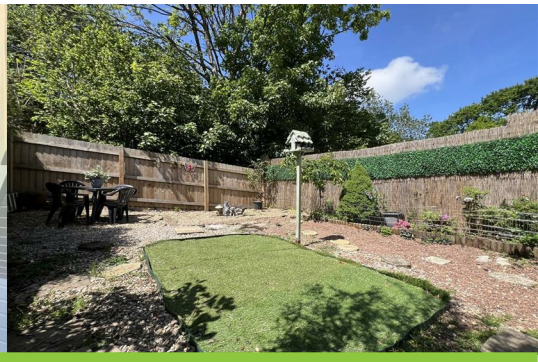
£240,000

2 | 1 | 2 | C

Beautifully-presented extended end-terraced family home located in the heart of Plympton. The accommodation briefly comprises an entrance porch, lounge and kitchen to the ground floor, along with a second reception room, which is currently used as a third bedroom, but could also be used as an office or playroom. On the first floor there are 2 bedrooms and a bathroom. Externally to the front, there is off-road parking for 2 cars whilst to the rear, there is a generous level garden. The property is move-in ready and offered with no onward chain.







KENMARE DRIVE, PLYMPTON, PL7 2YJ

ACCOMMODATION
uPVC double-glazed door with obscured glass panels inset leading into the entrance porch.

ENTRANCE PORCH 4'6" max x 3'9" (1.39 max x 1.15)
Wooden door leading into the lounge. Small cupboard housing the consumer unit, gas and electric meters. uPVC obscured glass double-glazed window to the side elevation.

LOUNGE 13'10" max x 12'1" (4.22 max x 3.70)
Wooden doors leading to the second reception room/third bedroom and the kitchen. Stairs ascending to the first floor accommodation. uPVC double-glazed window to the front elevation.

KITCHEN 12'1" x 10'0" (3.70 x 3.06)
Range of matching high gloss contemporary-style base and wall-mounted units with rolled-edge laminate work-top. Inset composite sink with a hot and cold mixer tap and drainer board. Integrated fridge, freezer, slimline dishwasher and washing machine. Space for an oven. uPVC double-glazed door with a glass panel inset leading to the rear garden. uPVC double-glazed window to the rear elevation.

SECOND RECEPTION ROOM/BEDROOM THREE 13'8" x 7'3" (4.17 x 2.23)
Built-in cupboards. uPVC double-glazed window to the front elevation.

FIRST FLOOR LANDING 6'5" x 5'0" (1.96 x 1.54)
Wooden doors providing access to the first floor accommodation. Loft hatch providing access to the loft space.

BEDROOM ONE 12'1" x 10'4" (3.70 x 3.17)
Space for free-standing wardrobes. uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'1" x 6'8" (3.08 x 2.05)
Built-in storage cupboard. uPVC double-glazed window to the rear elevation.

BATHROOM 6'10" x 5'0" (2.09 x 1.53)
Comprising a panel bath with an electric shower over and a folding glass shower screen, vanity hand basin with a mixer tap and a close coupled wc. Chrome towel rail/radiator. uPVC double-glazed window with an obscured glass inset to the rear elevation.

OUTSIDE
The property is approached via a tarmac driveway. A gravelled area provides parking for a second vehicle. The rear garden is accessed via the kitchen and is fully enclosed and westerly-facing. The garden is on a level plot and features a wrap-around patio area with a wooden pergola. The remaining garden is laid to gravel plus a small section of astro turf in the middle. There are flower beds at each side containing small trees, bushes and plants. A wooden gate at the side of the property leads out to a public footpath. Outside tap and water butt.

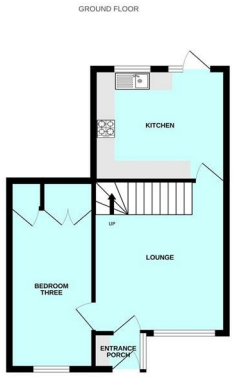
COUNCIL TAX
Plymouth City Council
Council tax band B

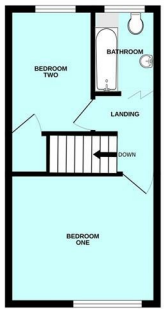
WHAT3WORDS
///firms.asserts.wing

Area Map

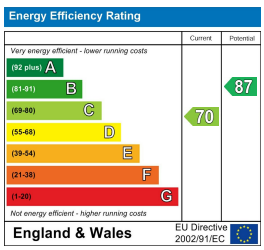


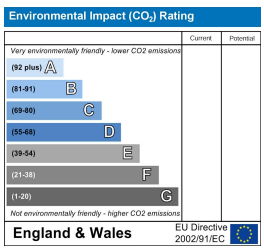
Floor Plans





Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

91 - 93 The Ridgeway, Plympton, Plymouth, Devon, PL7 2AA
Tel: 01752 301002 | Email: plympton@julianmarks.co.uk | www.julianmarks.co.uk