



## 82 Hemerdon Heights

Plympton, Plymouth, PL7 2EZ

**Offers Over £200,000**



This spacious family home is situated in the Hemerdon Heights area of Plympton, in close proximity to local amenities and schools. The accommodation briefly comprises an entrance porch & hall, lounge & separate dining room, kitchen & ground floor wc. Upstairs there are 3 bedrooms & the family bathroom. Outside a driveway provides off-road parking & leads to a garage together with gardens to the front & rear. In need of modernisation throughout, the property is being offered with no onward chain. Please call us on 01752-301002 to arrange a viewing appointment for our Open Event.





HEMERDON HEIGHTS, PLYMPTON, PLYMOUTH PL7 2EZ

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 6'4" x 5'10" (1.94 x 1.79)

Obscured uPVC double-glazed doors to the front and the rear. Obscured uPVC double-glazed door opening into the entrance hall. Wooden door opening to the wc.

ENTRANCE HALL 8'7" x 5'10" (2.63 x 1.79)

Doors opening to the lounge and dining room. Stairs ascending to the first floor landing with storage beneath.

LOUNGE 16'10" x 9'8" (5.15 x 2.95)

uPVC double-glazed window to the front elevation overlooking the garden. Open plan access into the dining room.

DINING ROOM 11'10" x 7'10" (3.63 x 2.41)

Under-stairs storage cupboard. Open plan access into the kitchen. uPVC double-glazed sliding patio door opening to the rear garden.

KITCHEN 8'7" x 8'6" (2.63 x 2.60)

Matching base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 4-ring electric hob and stainless-steel sink with mixer tap. Integrated oven and grill. Space for under-counter appliances.

WC 6'0" x 2'11" (1.83 x 0.91)

Low-level wc.

FIRST FLOOR LANDING 8'1" x 6'0" (2.48 x 1.84)

Doors providing access to the first floor accommodation. Storage alcove. drop-down hatch providing access to the loft.

BEDROOM ONE 16'10" x 9'8" (5.15 x 2.95)

uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'6" x 8'8" (3.22 x 2.66)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 8'8" x 6'1" (2.66 x 1.87)

uPVC double-glazed window to the rear elevation.

BATHROOM 6'8" x 5'11" (2.04 x 1.81)

Matching coloured suite comprising a panelled bath with shower attachment, pedestal wash handbasin and a low-level wc. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a stone walkway, bordered by lawn and shrubs, leading to a patio area and the entrance door. The rear garden is mainly laid to lawn with mature shrubs and a further patio area and a slabbed walkway leading to a pedestrian gate which opens to the driveway and garage.

GARAGE

Situated to the rear of the property. Up-&-over door

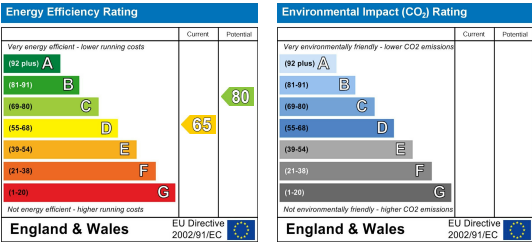
Area Map



Floor Plans



Energy Efficiency Graph



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