



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

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.

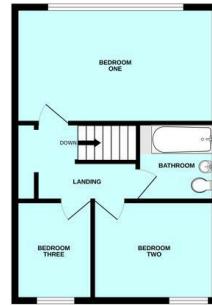
Area Map



Floor Plans



1ST FLOOR



Energy Efficiency Graph

