



## 185 St. Margarets Road

Plympton, Plymouth, PL7 4RG

£260,000



Situated in the popular Woodford area is this Stanbury-built family home being offered with no onward chain, briefly comprising an entrance porch & hallway, lounge, separate dining room & kitchen, with 3 generous bedrooms, bathroom & separate wc. There is a shared driveway leading to a garage, with low-maintenance gardens to the front & rear. The property is close to local primary & secondary schools.



## ST MARGARETS ROAD, PLYMPTON, PLYMOUTH PL7 4RG

### ACCOMMODATION

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

### ENTRANCE PORCH 8'1" x 2'7" (2.48 x 0.79)

uPVC double-glazed windows to the front elevation. Obscured uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 13'9" x 5'11" (4.21 x 1.82)

Doors leading to the lounge, dining room and kitchen. Stairs ascending to the first floor landing with storage cupboards beneath. uPVC double-glazed window to the side elevation.

### LOUNGE 13'6" x 12'4" (4.14 x 3.76)

Inset electric heater with wooden panelled surround. uPVC double-glazed bay window to the front elevation.

### DINING ROOM 12'7" x 10'7" (3.85 x 3.25)

Inset electric heater with marble-effect hearth and surround with wooden mantel over. uPVC double-glazed window to the rear elevation.

### KITCHEN 9'5" x 7'6" (2.88 x 2.29)

Matching base and wall-mounted units incorporating a roll-edged laminate worktop with inset stainless-steel sink. Spaces for a washing machine, cooker and fridge/freezer. Obscured uPVC double-glazed door opening to the rear garden. uPVC double-glazed window to the side elevation.

### FIRST FLOR LANDING 10'9" x 6'11" (3.30 x 2.12)

Doors providing access to the first floor accommodation. Drop-down loft access hatch. uPVC double-glazed window to the side elevation.

### BEDROOM ONE 13'6" x 11'5" (4.13 x 3.50)

Built-in double wardrobe. uPVC double-glazed window to the front elevation.

### BEDROOM TWO 12'7" x 11'5" (3.86 x 3.48)

Built-in double wardrobe. uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 9'11" x 6'11" (3.04 x 2.12)

uPVC double-glazed window to the front elevation.

### BATHROOM 6'11" x 5'1" (2.11 x 1.55)

Fully-tiled and fitted with a panelled bath and handbasin set onto a storage unit. Obscured uPVC double-glazed window to the side elevation.

### SEPARATE WC 3'10" x 2'6" (1.17 x 0.77)

Close-coupled wc. Obscured uPVC double-glazed window to the side elevation.

### GARAGE 16'9" x 18'9" (5.13 x 5.74)

Up-&-over door. Wooden-framed single-glazed window to the rear.

### OUTSIDE

The property is approached via a shared driveway which leads to the garage with a slabbed walkway leading to the front door, bordered by an area of stone chippings. A gate to the side provides access to the rear garden which has a sunny aspect and is laid for ease-of-maintenance with patio and stone chippings bordered by raised flower beds.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### PLYMPTON SERVICES

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

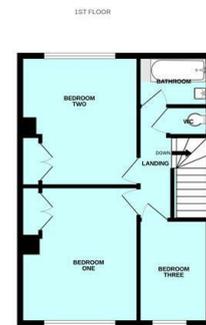
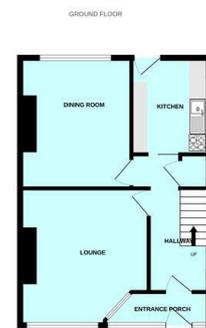
### WHAT3WORDS

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## Area Map

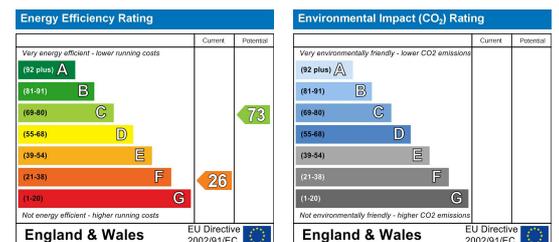


## Floor Plans



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## Energy Efficiency Graph



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