Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



86 Kenmare Drive

Plympton, Plymouth, PL7 2YJ

£200,000

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Very-well presented mid-terraced house with accommodation comprising an entrance porch, lounge, kitchen & conservatory extension together with 2 bedrooms & bathroom. Allocated parking space. Gardens to the front & rear. Double-glazing & central heating. Available with immediate, vacant possession & no onward chain.







KENMARE DRIVE, PLYMPTON, PL7 2YJ

ACCOMMODATION
uPVC double-glazed obscured glass front door opening into the entrance porch.

ENTRANCE PORCH 4'6 x 3' (1.37m x 0.91m)
Cupboard housing the gas and electric smart meters and the electric fuse box. Doorway to the lounge.

LOUNGE 12'2 x 13'9 (3.71m x 4.19m)
Open-plan staircase rising to the first floor. uPVC double-glazed window overlooking the front elevation. TV and media points. Doorway opening to the kitchen.

KITCHEN 12'1 x 10'1 (3.68m x 3.07m)
Range of units comprising eye-level wall cupboards and matching base cupboard and drawers with granite-effect laminated work surfaces over and a tiled surround. Inset stainless-steel single drainer sink unit with mixer tap. uPVC double-glazed window over the sink. Gas and electric cooker points. (Cooker included). Extractor canopy over. Space for further appliances. Tiled floor. uPVC double-glazed door opening to the conservatory.

CONSERVATORY 11'11 x 10'7 (3.63m x 3.23m)
uPVC double-glazed conservatory. Tiled floor. Fan-light windows. Double French doors opening onto the rear garden.

FIRST FLOOR LANDING 6'4 x 5'1 (1.93m x 1.55m)
Providing access to the first floor accommodation. Hatch to the loft space.

BEDROOM ONE 12'2 x 10'6 (3.71m x 3.20m)
uPVC double-glazed window overlooking the front.

BEDROOM TWO 10'2 x 6'8 (3.10m x 2.03m)
uPVC double-glazed window overlooking the rear. Built-in cupboard housing the gas boiler, which services both the central heating and the domestic hot water.

BATHROOM 6'9 x 5' (2.06m x 1.52m)
Fitted with a 3-piece white suite comprising a panel bath with mixer tap and an electric shower over, low level wc and a vanity wash hand basin with a mixer tap and a cupboard beneath. uPVC obscured glass double-glazed window.

OUTSIDE
The front garden is laid to stone chippings and a paved pathway leads to the front door. The rear garden is hard landscaped to patio and is fully enclosed. A wrought iron gate provides access to a rear pathway. Allocated parking space close by.

COUNCIL TAX
Plymouth City Council
Council tax band: C

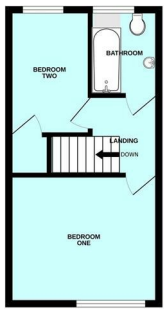
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

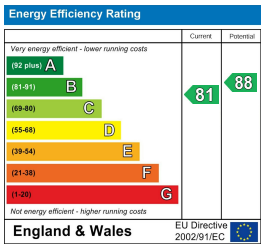


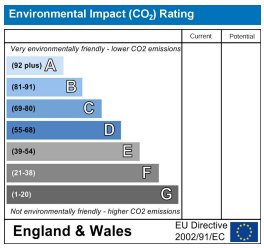
Floor Plans





Energy Efficiency Graph





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