Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

24 Lower Farm Road

Plympton, Plymouth, PL7 1JJ

£375,000

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In need of some modernisation, this Fletcher-built bungalow is located in a quiet sought-after cul-de-sac and is being offered with no onward chain. The property briefly comprises an entrance vestibule and hallway, lounge/diner, kitchen, 3 double bedrooms, a shower room and an additional, separate wc. Outside the property has a garage with a driveway providing off-road parking for 2 cars. There are gardens to both the front and rear - with the latter being south-facing.

LOWER FARM ROAD, PLYMPTON, PLYMOUTH PL7 1JJ

ACCOMMODATION

uPVC double-glazed door with inset obscured glass opening into the entrance vestibule.

ENTRANCE VESTIBULE 3'7" x 2'11" (1.11 x 0.90)

Wooden door, with inset obscured glass panels, opening into the entrance hallway.

ENTRANCE HALLWAY 8'11" x 5'1" (2.74 x 1.55)

Doors leading to the lounge/diner and the kitchen. Steps ascending to the landing area. Decorative inset obscured glass wall adjoining the lounge/diner.

LOUNGE/DINER 23'8" x 15'6" narr to 9'7" (7.22 x 4.73 narr to 2.93)

7.22 x 4.73 narrowing to 2.93 in the dining area. Serving hatch to the kitchen. 2 uPVC double-glazed windows to the rear elevation overlooking the rear garden.

KITCHEN 10'11" x 10'9" (3.33 x 3.29)

Range of matching base and wall-mounted units with integrated Neff oven and microwave. Square-edged granite-effect laminate worktop with 4-burner gas hob and inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Wall-mounted Neff extractor hood. uPVC double-glazed door, with inset obscured glass panel, leading to the lean-to.

LEAN-TO 9'3" x 5'1" (2.82 x 1.57)

uPVC double-glazed doors with inset glass panels at each end of the room - one to the front and the other to the rear. 3 windows to the side elevation.

SPLIT-LEVEL LANDING 6'4" x 6'3" (1.95 x 1.93)

Wooden doors providing access to the first floor accommodation. Airing cupboard housing the boiler.

BEDROOM ONE 12'0" max x 10'8" (3.67 max x 3.26)

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

BEDROOM TWO 10'11" x 10'8" (3.34 x 3.27)

uPVC double-glazed window to the front elevation.

BEDROOM THREE 9'4" x 8'11" (2.87 x 2.72)

uPVC double-glazed window to the side elevation.

SHOWER ROOM 7'4" x 5'11" (2.26 x 1.81)

Pentagon corner shower cubicle with mains-fed shower, vanity wash handbasin with mixer tap and back-to-wall wc. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 7'6" x 2'11" (2.29 x 0.91)

Close-coupled wc and a wall-hung sink. Obscured-glass uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a resin driveway providing off-road parking for 2 cars, leading to the garage and the front door. A path leads down the side of the house to a metal gate providing access to the rear garden. The front garden is laid to lawn with some mature shrubs and a further path leads around the front of the property to the lean-to. The rear garden is fully-enclosed and south-facing, bordered by mature shrubs and bushes. It is mainly laid to lawn with a pond and a small raised deck in one corner.

GARAGE 17'7" x 8'11" (5.36 x 2.72)

Electric up-&-over door. Power and lighting. Wall-mounted units at the far end. Wall-mounted gas meter and consumer unit.

COUNCIL TAX PCC

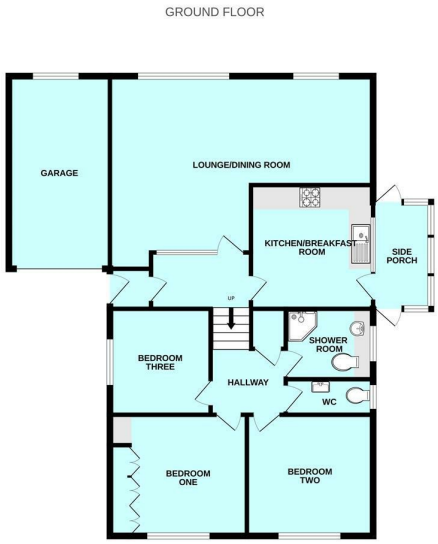
Plymouth City Council
Council Tax Band: D

PLYMPTON SERVICES

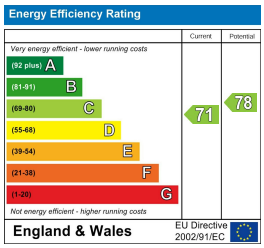
The property is connected to all the mains services: gas, electricity, water and drainage.

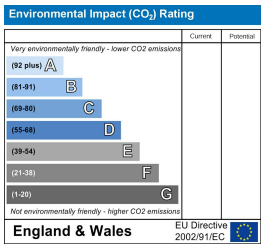
Area Map

Floor Plans



Energy Efficiency Graph





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