



## 32 Tithe Road

Plympton, Plymouth, PL7 4QQ

Offers Over £250,000



Semi-detached bungalow situated in the popular Woodford area of Plympton, briefly comprising an entrance porch & hallway, kitchen, lounge/diner, 2 double bedrooms, shower room & separate WC. Outside, to the front there is a garage & off-road parking for one car whilst to the rear there is a tiered garden, including a wooden garden shed & a small brick out-building, with far-reaching views across Plympton. There is potential to improve the property & it would be perfect for first-time buyers.



## TITHE ROAD, PLYMPTON, PLYMOUTH PL7 4QQ

### ACCOMMODATION

uPVC double-glazed door, with inset obscured decorative glass panels opening into the entrance porch.

### ENTRANCE PORCH 10'0" x 2'10" (3.062 x 0.88)

Wooden door, with obscured glass panels, opening into the entrance hallway. Further uPVC double-glazed door, with decorative obscured glass panels, opening to the rear garden.

### ENTRANCE HALLWAY 10'9" x 3'9" (3.29 x 1.15)

Doors leading to the kitchen, lounge/diner, WC, shower room and both bedrooms.

### KITCHEN 10'9" max x 9'8" max (3.30 max x 2.96 max)

Fitted with a range of matching wooden base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 4-burner gas hob and one-&-a-half bowl stainless-steel sink unit. Extractor hood concealed within a unit over the hob. Spaces for an electric oven, washing machine and free-standing fridge/freezer. uPVC double-glazed windows to the front elevation.

### LOUNGE/DINER 17'3" x 11'5" (5.26 x 3.48)

Stone-clad chimney breast with a gas fireplace, tiled surround and hearth. Sliding French doors opening to the front.

### WC 7'0" x 2'10" (2.15 x 0.87)

Matching low-level WC and wall-mounted handbasin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

### SHOWER ROOM 7'0" x 5'1" (2.14 x 1.55)

Featuring a walk-in shower cubicle with glass screen and an electric shower and a vanity wash handbasin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

### BEDROOM ONE 14'11" (including wardrobe space) x 10'5" (4.56 (including wardrobe space) x 3.19)

uPVC double-glazed window to the rear elevation. Built-in wardrobes with sliding doors.

### BEDROOM TWO 11'8" x 9'4" (3.58 x 2.87)

uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for one car. There is a tiered section of front garden with pebble-stones and some mature shrubs. A path from the driveway leads to steps, which in turn lead to the front door. The rear garden is accessed via the front porch with a gravel path leading from the back door, around the back of the property, where there is a brick out-building and a set of steps ascending to another path, leading up the middle of the garden. Both tiers are laid to lawn with section of bushes in the middle. The top tier hosts a wooden shed. There is a wooden fence at the rear of the garden with a gate leading out onto an area of land, where there is a right of way for walkers.

### GARAGE 18'6" x 10'8" (5.64 x 3.26)

Electric roller door. Power and lighting.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### SERVICES

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

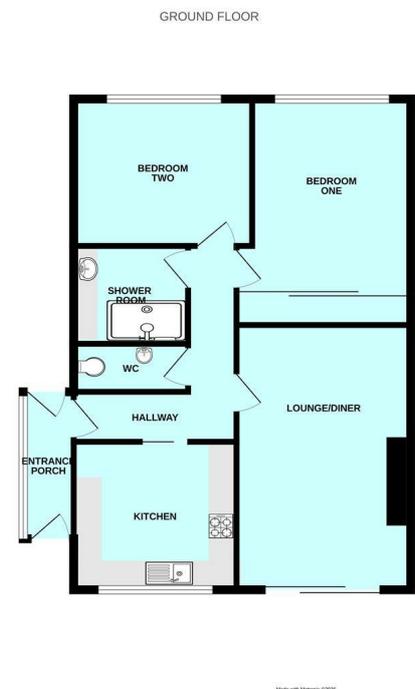
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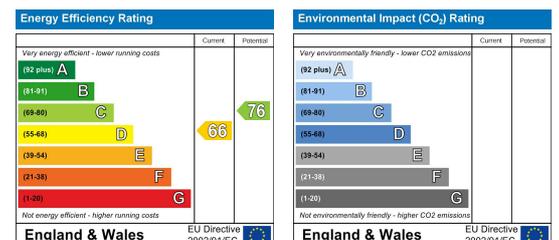
## Area Map



## Floor Plans



## Energy Efficiency Graph



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