



## 6 Staddon Park Road

Plymstock, Plymouth, PL9 9HG

**Price Guide £350,000**



Detached bungalow located in a very popular residential part of Plymstock. The accommodation comprises an entrance hallway, lounge, kitchen/diner, bathroom & 2 double bedrooms. Large rear garden. Off-road parking and garage. No onward chain. The current owners previously had planning permission in place for a rear extension. This permission has now lapsed however the property does lend itself to extending in the future.





6 STADDON PARK ROAD, PLYMSTOCK, PL9 9HG

## ACCOMMODATION

Front door opening into the entrance vestibule.

## ENTRANCE VESTIBULE

Cupboard housing the consumer unit. Glazed door opening into the hallway.

## ENTRANCE HALLWAY

Doors providing access to the accommodation. Picture rail.

## LOUNGE 14'5" x 10'9" (4.4 x 3.3)

Bay-fronted window to the front elevation. Gas fire with surround, hearth and wooden mantle. Picture rail.

## KITCHEN/DINER 20'4" x 10'10" (6.21 x 3.32)

Rolled-top work surfaces with matching cupboards and drawers under. Stainless-steel sink and drainer. Larder cupboard. Space for a gas range cooker with a stainless-steel extractor hood over. Space for a fridge-freezer. Space for a washing machine. Inset ceiling spotlights. Windows to both the rear and side elevations. Double-glazed door opening onto the rear garden.

## BATHROOM

Free-standing rolled-top and claw-foot bath, pedestal wash handbasin and low level wc. Towel rail/radiator. Half-height tongue & groove wood panelling. Obscured window to the rear elevation. Loft access. Inset ceiling spotlights.

## BEDROOM ONE 12'9" x 10'10" (3.9 x 3.32)

Double-glazed window to the front elevation. Picture rail.

## BEDROOM TWO 11'5" x 9'10" (3.5 x 3.0)

Window to the rear elevation. Picture rail.

## GARAGE

Up-&-over door to the front elevation.

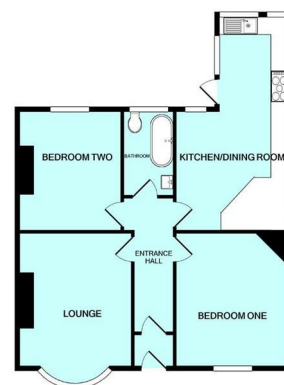
## OUTSIDE

The front garden has a driveway providing off-road parking. There is a lawned area with steps up to the front door. The rear garden is a lengthy garden mainly laid to lawn with a decking area and some mature fruit trees. There is a timber shed, a pedestrian gate to the side and a door leading to the garage.

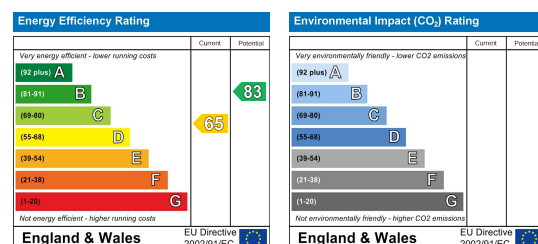
## Area Map



## Floor Plans



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.