



## 76B Green Park Road

Plymstock, Plymouth, PL9 9HZ

£239,950



Superbly-positioned semi-detached bungalow situated in this highly desirable position with lovely views from the front towards woodland and Staddon Heights. The accommodation briefly comprises an entrance porch & hallway, living room, kitchen, 2 double bedrooms & shower room. Externally there are gardens to the front and rear together with a garage. The property has double-glazing & central heating. No onward chain.



## GREEN PARK ROAD, PLYMSTOCK, PL9 9HZ

### ACCOMMODATION

Front door with a window to the side and above opening into the entrance porch.

### ENTRANCE PORCH

Further glazed door with a window to the side opening into the hallway.

### HALLWAY 8'3 x 7'8 (2.51m x 2.34m)

Providing access to the accommodation. Cupboard fitted with hanging rail. Loft hatch with a pull-down loft ladder. The loft is boarded. Further built-in cupboard with drawer units and housing the electric meter, gas meter and consumer unit. Coved ceiling.

### LIVING ROOM 16'2 x 11'3 (4.93m x 3.43m)

A generous reception room with a large window with fitted blinds to the front elevation providing lovely views. Stone-built fireplace with a fitted electric fire and a plinth to the side for TV etc. Coved ceiling.

### KITCHEN 11'4 x 8'10 (3.45m x 2.69m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and 4-burner gas hob with a tiled splash-back. Space for free-standing fridge-freezer. Space and plumbing for washing machine. Wall-mounted Worcester gas boiler. Coved ceiling. Window with a fitted blind to the front elevation providing lovely views.

### BEDROOM ONE 11'10 x 11'3 (3.61m x 3.43m)

Situated to the rear, with a window with fitted blinds overlooking the garden. Coved ceiling.

### BEDROOM TWO 11'6 x 8'2 (3.51m x 2.49m)

Window and door to the rear overlooking the garden and providing access to outside. Coved ceiling. Recessed cupboard with shelving.

### SHOWER ROOM 5'10 x 5'5 (1.78m x 1.65m)

Comprising a corner-style shower cubicle, pedestal basin and a wc. Towel rail/radiator. Partly-tiled walls. Obscured window to the side elevation.

### GARAGE 18' x 8'8 (5.49m x 2.64m)

Remote electronic door to the front elevation. Window to the side elevation. Power and lighting.

### OUTSIDE

A shared tarmac driveway provides access alongside the bungalow to the garage. The front garden is laid to chippings with some inset slabs and shrub and flower borders. The rear garden is laid to lawn with bordering shrub and flower beds. There is a paved patio area adjacent to the bungalow and behind the garage, there is a timber shed.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### SERVICES

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

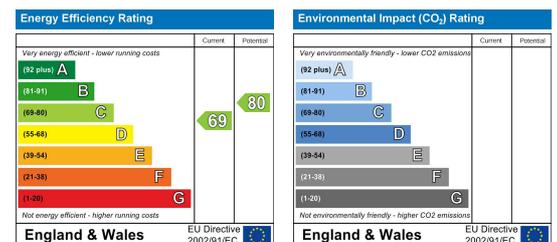
## Area Map



## Floor Plans



## Energy Efficiency Graph



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