Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



20 Lippell Drive

Plymstock, Plymouth, PL9 9EL

£319,950

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Located in central Plymstock, convenient for local shops and amenities including schools, is this link detached property being sold with no onward chain. The accommodation briefly comprises a modern kitchen, lounge/dining room, 3 bedrooms and a bathroom on the entrance level. Leading off the main bedroom is a lovely balcony, which enjoys views across towards Plymouth and Plymouth Sound. There is the bonus of a useful cellar together with a utility and wc beneath the property. Outside there is a drive providing off-road parking and access to the attached garage. There is an enclosed garden.







LIPPELL DRIVE, PLYMSTOCK, PL9 9EL

ACCOMMODATION
Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL
Providing access to the accommodation. Vertical radiator. Built-in storage cupboard. Loft hatch.

LOUNGE/DINING ROOM 17'2" x 12'5" (5.24 x 3.81)
Double-glazed windows to the front and side elevations. Fireplace with inset 'Living Flame' gas fire.

KITCHEN 11'11" x 8'11" (3.65 x 2.72)
Range of modern matching eye-level and base units with wooden work surfaces and up-stands. Inset single drainer single bowl ceramic sink unit with mixer tap. Built-in electric oven and microwave. Built-in electric hob with an extractor fan above. Space and plumbing for a dishwasher. Recess for fridge-freezer. Laminate floor. Double-glazed window to the side elevation. Part double-glazed uPVC door providing access to the side of the property through to the rear.

BEDROOM ONE 13'11" x 9'4" (4.25 x 2.87)
Sliding double-glazed patio doors providing a lovely outlook and access onto the balcony. From the balcony there are lovely views over the local rooftops towards Radford Park, with Plymouth Sound and the city in the distance.

BEDROOM TWO 9'11" x 9'4" (3.03 x 2.85)
Double-glazed window to the rear elevation with views over the local rooftops towards Radford Park, with Plymouth Sound and the city in the distance.

BEDROOM THREE 9'8" x 6'4" (2.95 x 1.95)
Double-glazed window to the side elevation. The room is currently used as a dressing room.

BATHROOM 6'3" x 5'7" (1.92 x 1.71)
Comprising a bath with mixer tap and shower unit with spray attachment over, pedestal wash basin and a low level toilet. Vertical towel rail/radiator. Fully-tiled walls. Obscured double-glazed window to the side elevation.

UTILITY 10'0" x 9'4" (3.05 x 2.87)
Work surface with space and plumbing for a washing machine and space for a tumble dryer. Power and lighting. Wall-mounted gas boiler. Gas and electric meter. Consumer unit. Doorway leading to a separate wc. Door leading into a further cellar area beneath the property. Doorway leading into a "cellar room".

WC 2'8" x 4'4" (0.82 x 1.33)
Fitted with a low level toilet and sink unit. Obscured double-glazed window to the side elevation.

CELLAR ROOM 13'8" x 9'2" (4.19 x 2.80)
Double-glazed window to the rear elevation. Door leading into a further cellar area.

GARAGE 16'0" x 7'9" (4.88 x 2.37)
Up-&-over door to the front elevation. Window to the rear elevation. Power and lighting.

OUTSIDE
At the front of the property is a stoned front garden area with double gates leading to the drive and garage. A gate to the other side elevation opens to steps leading down to the rear garden. The rear garden is enclosed by timber fencing and offers a lovely westerly aspect. The garden has a paved area with an arbor and a built-in barbecue. Adjacent to this is a lawned section with planted borders. A uPVC door leads into the cellar area, which is arranged with a utility, separate wc and cellar/storage areas.

COUNCIL TAX
Plymouth City Council
Council tax band D

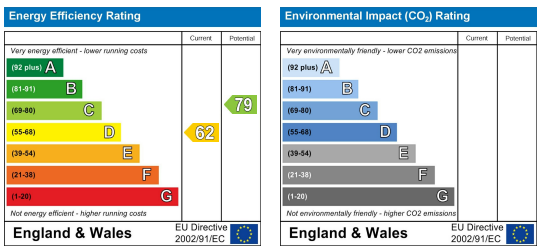
Area Map



Floor Plans



Energy Efficiency Graph



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