



## 85 Green Park Road

Plymstock, Plymouth, PL9 9JA

**£359,995**



Superbly-located detached bungalow, in need of some modernisation, being sold with no onward chain. The bungalow enjoys a southerly facing rear garden complemented by a full-width terrace off the living room with fantastic views. The accommodation comprises a kitchen/breakfast room, living room, 3 double bedrooms & a shower room. There is a spacious loft, drive, garage & gardens to the front & rear. Double-glazing, cavity wall insulation & central heating.





GREEN PARK ROAD, PLYMSTOCK, PL9 9JA

ACCOMMODATION

Covered porch leading to the front door. Front door opening into the entrance hall.

ENTRANCE HALL 8'7 x 5'4 (2.62m x 1.63m)

Providing access to the accommodation. Loft hatch. Recessed boiler cupboard.

LIVING ROOM 22'1 x 11'2 (6.73m x 3.40m)

Running the full-width of the bungalow to the rear. Ample space for seating and dining. Chimney breast with fireplace with a stone surround and 'Living Flame' style gas fire. Sliding doors to the rear opening onto the terrace.

TERRACE 22'5 x 9'5 (6.83m x 2.87m)

Fabulous views over the garden towards woodland. Tiled floor. Enclosed by railings.

KITCHEN/BREAKFAST ROOM 9'11 x 9'6 (3.02m x 2.90m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Fitted breakfast bar. Inset stainless-steel single drainer sink unit. Built-in NEFF double oven and grill. Inset NEFF hob with a cooker hood above. Integral fridge. Integral dishwasher. Corner carousel storage unit. Window with fitted blind to the side elevation. Doorway to outside.

BEDROOM ONE 11'10 x 10'3 (3.61m x 3.12m)

Window to the front elevation. Built-in wardrobe, drawer units, cabinets and bedside cabinets. Matching wall-mounted headboard.

BEDROOM TWO 10'4 x 9'10 (3.15m x 3.00m)

Window to the front elevation.

BEDROOM THREE 9'10 x 8'9 (3.00m x 2.67m)

Window to the side elevation.

SHOWER ROOM 8'6 x 5'5 (2.59m x 1.65m)

Comprising an enclosed shower with a curved glass doors, basin and wc set into a cabinet providing storage and concealing the cistern. Wall-mounted mirror with lighting over the basin. Tiled floor. Fully-tiled walls. Obscured window to the side elevation.

GARAGE 16'5 x 8'8 (5.00m x 2.64m)

Up-&-over style door to the front elevation. Window to the rear elevation. Power and lighting. Gas meter, electric meter and consumer unit.

CELLAR

A generous sub-floor storage area with power and lighting. Limited head height.

OUTSIDE

A driveway provides off-road parking and access to the garage. Outside light. The front garden is hard landscaped for ease of maintenance and is laid to chippings and shrubs. Pathways lead around both side elevations accessing the rear garden. Beneath the terrace, there is a covered area laid to paving, beyond which the garden is laid to lawn with bordering shrubs. There is a greenhouse and lovely views.

COUNCIL TAX

Plymouth City Council  
Council tax band D

SERVICES

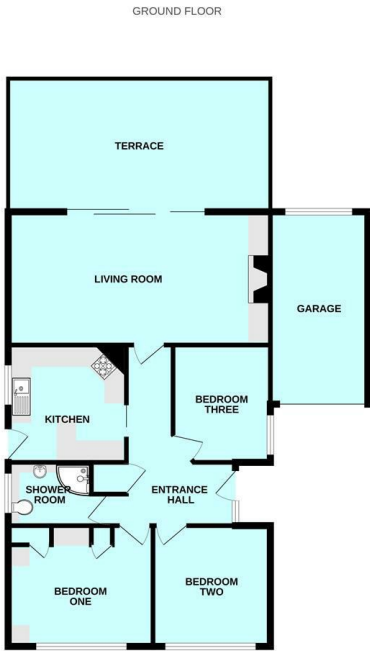
The property is connected to all the mains services: gas, electricity, water and drainage.

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Area Map



Floor Plans



Energy Efficiency Graph

