



## 8 Morrish Park

Plymstock, Plymouth, PL9 9HE

£260,000



A fantastic opportunity to purchase an older style semi-detached bungalow set on a great-sized plot and being sold with no onward chain. The accommodation briefly comprises an extended kitchen/dining room, 2 separate reception rooms, two bedrooms and shower room. Externally, there is a garage, store and gardens to the front and rear. The property does need updating but has double glazing and gas central heating.



## MORRISH PARK, PLYMSTOCK, PL9 9HE Accommodation (Accommodation)

Access to the property is gained via steps which lead to a covered entrance with a uPVC double-glazed entrance door.

### ENTRANCE HALL

Wood-effect laminate floor. Built-in storage cupboard. Loft hatch. Door leading to the lounge.

### LOUNGE 14'3" into the bay x 11'10" (4.34 into the bay x 3.61)

Double-glazed bay window to the front elevation. Wood-effect laminate floor. Inset 'Living Flame' gas fire.

### DINING ROOM 13'4" x 9'11" (13'5" x 10'0") (4.06 x 3.02 (4.08 x 3.04))

Double-glazed window to the rear elevation.

### KITCHEN/BREAKFAST ROOM 17'1" x 11'3" incl kitchen units (17'1" x (5.21 x 3.43 incl kitchen units (5.22 x))

Matching eye-level and base units with rolled-edge work-surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl single drainer sink unit with mixer tap. Built-in appliances including an electric double oven and grill, and 4-ring gas hob. Walk-in storage cupboard. Obscured double-glazed door to the side giving access to the front and rear garden.

### BEDROOM ONE 13'8" x 10'6" (4.17 x 3.20)

2 mirror-fronted built-in wardrobes. Double-glazed window to the front elevation.

### BEDROOM TWO 11'3" x 11'10" (3.43 x 3.61)

Double-glazed window to the side elevation.

### SHOWER ROOM 6'7" x 6'3" (2.01 x 1.91)

White suite comprising a tiled shower unit with a spray attachment, pedestal wash handbasin and low-level toilet. Obscured double-glazed window to the rear elevation.

### OUTSIDE

Lawned and planted gardens to the front and rear, enclosed by block walling. Driveway. Detached garage. Useful garden store/workshop to the rear with power.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### SERVICES

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

### AGENTS NOTE

The property is tenanted and there are contents belonging to the tenants when viewed. The photographs were taken prior to the tenants moving in.

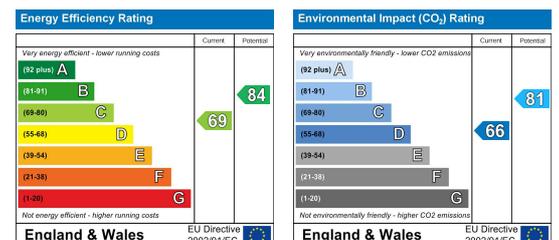
## Area Map



## Floor Plans



## Energy Efficiency Graph



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