



## 27 Rothbury Gardens

Thornbury, Plymouth, PL6 8TU

£325,000



A spacious and well proportioned semi-detached bungalow built in the 1970's. Light & airy accommodation. The property having a high powered Worcester floor standing boiler servicing the central heating & domestic hot water. uPVC double-glazing. The property has been looked after & maintained over the years, upgraded & improved for example a new shower room/wc. The property comprises porch, hall, spacious lounge/dining room with window & sliding door to the rear garden & feature fireplace with electric fire, fitted integrated kitchen, 3 bedrooms, well appointed modern shower room with shower, wc & wash hand basin & separate wc. The property stands on a generous-sized roughly triangular shaped plot. Level gardens including a front garden, wide area to the side incorporating a long & wide drive providing off-street parking, this giving access to the generous-sized garage. Next to the garage an additional parking area with space for a caravan/motorhome/trailer/boat. A good-sized enclosed rear garden. Vacant & no onward chain. A spacious and well proportioned semi-detached bungalow built in the 1970's.



## ROTHBURY GARDENS, THORNBURY, PLYMOUTH, PL6 8TU

### LOCATION

Found in this popular established residential area of Thornbury with a variety of local services & amenities nearby. The position is also convenient for access into Derriford Hospital & business parks. Easy access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

**ENTRANCE PORCH 4'1 x 3' (1.24m x 0.91m)**

### HALL

Central hall with useful storage cupboard. Large hatch with pull down ladder to access the loft with good head height, centrally loosely boarded, potential storage & light point.

**LOUNGE/DINING ROOM 18'3 x 14' maximum (5.56m x 4.27m maximum)**

Fireplace with electric fire.

**KITCHEN 13' x 7'6 (3.96m x 2.29m)**

Window overlooking rear garden. Integrated appliances include Hotpoint washer & dryer, 1.5 bowl sink unit, Jackson dishwasher, Ceram 4 ring electric hob, Hotpoint oven & floor standing Worcester Comfort RF boiler servicing the central heating & domestic hot water.

**BEDROOM ONE 14' x 10'5 (4.27m x 3.18m)**

**BEDROOM TWO 10'3 x 8'8 (3.12m x 2.64m)**

**BEDROOM THREE 10'4 x 6'5 (3.15m x 1.96m)**

**SHOWER ROOM 8'3 x 6'5 (2.51m x 1.96m)**

Modern suite with shower, wc & wash hand basin.

**WC 5' x 2'8 (1.52m x 0.81m )**

WC.

### EXTERNALLY

**GARDENS ON THREE SIDES**

**LONG WIDE DRIVE**

**GARAGE 20'10 x 9'10 (6.35m x 3.00m)**

Up & over door to the front. Gas meter. Separately alarmed.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

### SERVICES PLYMOUTH

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

### Area Map



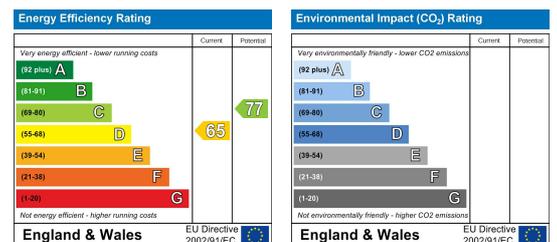
### Floor Plans



EXTERNALLY



### 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.