



77 Kings Tamerton Road

St Budeaux, Plymouth, PL5 2BA

£210,000



A well-maintained and upgraded 2 storey end-terraced home, featuring a spacious lounge opening into the dining room with patio doors. 2 double bedrooms, a versatile office/store room, modern fitted kitchen, shower room & benefits include uPVC double-glazing, electric heating & attractive, low-maintenance front & rear gardens with a paved patio & powered garden shed.



KINGS TAMERTON ROAD, ST BUDEAUX, PLYMOUTH, PL5 2BA

SUMMARY

The property comprises a 2 storey end-terraced house, built circa 1973 with the 'Laing Easi' construction. The property has been looked after, upgraded & improved to its present high standard. Light, airy & welcoming home. Electric & night storage heating. uPVC double-glazing. Hall with night storage heating unit, quality fitted & integrated modern kitchen, generous sized lounge to front with wide archway opening into the good sized dining room with patio doors overlooking & opening to the rear. At 1st floor level, the landing has a further night storage heater unit, an airing cupboard with a large capacity hot water tank & immersion heater on the economy 7 time control. There are 2 good sized double bedrooms & a store room which could be used as an office. A well appointed, modern fitted shower room/wc. The property stands on a rectangular shaped plot with well kept, low-maintenance front garden and to the rear, a delightful, enclosed & low-maintenance back garden with a wide paved patio, raised flower borders & a shed/store with powerpoints & lighting. A sun awning at the back of the house.

LOCATION

Found in this popular established residential area of Kings Tamerton Road with a good variety of local services & amenities to hand.

ACCOMMODATION

GROUND FLOOR

HALL 16'7 x 5'11 in part 6'4 max (5.05m x 1.80m in part 1.93m max)

Designa night storage heateing unit. Staircase rises to the 1st floor. Open under-stair area.

LOUNGE 12' x 11'7 (3.66m x 3.53m)

Window to the front. Eelectric fire & surround. Archway into:-

DINING ROOM 9'7 x 8' (2.92m x 2.44m)

Window & sliding patio door to the rear garden.

KITCHEN 9'9 x 8'7 (2.97m x 2.62m)

Window overlooking the rear garden. Modern fitted integrated kitchen including range of different lighting. Designed with excellent storage, 1.5 stainless steel sink with mixer tap. Integrated appliances include electric Indesit 4 ring hob with illuminated extractor hood over, Indesit electric oven, electric Electrolux microwave over.

LANDING 11'7 x 5'10 minimum (3.53m x 1.78m minimum)

Airing cupboard houses large capacity hot water tank with immersion heater. 3 doors lead into:-

BEDROOM ONE 12'6 x 10'6 (3.81m x 3.20m)

Window to the front with far reaching views.

BEDROOM TWO 9'8 x 8'11 (2.95m x 2.72m)

Window to the rear. Fitted wardrobe.

STORE ROOM/OFFICE 5'11 x 3'9 (1.80m x 1.14m)

Window to the front.

SHOWER ROOM 8'7 x 5'9 (2.62m x 1.75m)

Window to the rear. Quality modern fittings including shower, wc & wash-hand basin.

EXTERNALLY

Low maintenance front garden. Low maintenance landscaped enclosed rear garden. Herringbone pattern brick paving with raised planters, power, lighting & water tap. At the end stands the garden shed/store (14' x 5'5) with window, power & lighting. Gate opens to the rear.

SOLAR PANELS

Incorporating 10 privately owned solar panels. Excess electric is sold into the grid, generating income circa £300 - £400 per annum.

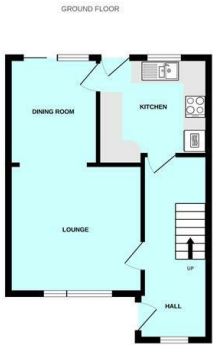
COUNCIL TAX

Plymouth City Council
Council Tax Band: A

Area Map

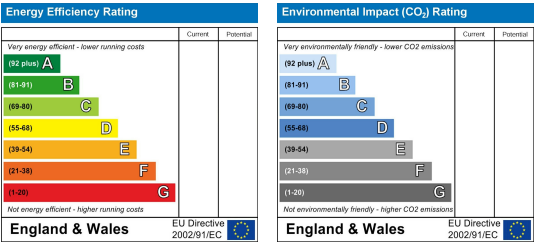


Floor Plans



Made with Mergin 0208

Energy Efficiency Graph



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