



7a Lopes Drive

Roborough, Plymouth, PL6 7PH

£260,000



Modern built circa 2008 end-terrace house. Larger than adjoining properties in close proximity. uPVC double-glazed & oil fired central heating. Hall & good-sized cloakroom/wc. 15ft large dual aspect lounge. 18ft spacious fitted kitchen/dining room. French doors to the rear garden. Landing with access to loft, 3 bedrooms, master bedroom with en-suite shower room & family bathroom/wc. Generous-sized gardens to the front, side area & enclosed rear garden. Private allocated close by parking space.



LOPES DRIVE, ROBOROUGH, PLYMOUTH, PL6 7PH

LOCATION

Tucked away in this short cul-de-sac found just off Tavistock Road in Roborough Village. Here having a variety of local services & amenities to hand including the Lopes Pub in the village, Tesco superstore & Lidl nearby. Convenient access into the city. Lying in close proximity to Dartmoor.

ACCOMMODATION

uPVC part-glazed door opens into the long hall with staircase rising to the first floor. A good-sized cloakroom/wc with wc & wash hand basin. A spacious dual aspect lounge with windows to the front & side with focal feature fireplace. Across the rear a generous-sized kitchen/dining room with window & french doors to the rear garden. The kitchen fitted with upright fridge/freezer, 4 ring Schott Ceran hob with Bosch electric oven under, Kenwood dishwasher, 1.5 bowl sink unit.

At first floor level a landing giving access to 3 bedroom & a family bathroom. The master bedroom with built-in wardrobe & an en-suite shower room with shower, wc & wash hand basin. The second double bedroom also with built-in wardrobe. The family bathroom with bath, wc & wash hand basin.

The property having a good-sized front garden, open-plan, side access gate to a wide side area leading through to the rear & here standing the as new oil fired boiler servicing the central heating. To the rear a good-sized enclosed garden.

GROUND FLOOR

HALL 15'11 x 6'6 overall (4.85m x 1.98m overall)

CLOAKROOM 5'9 x 3'2 (1.75m x 0.97m)

LOUNGE 15'9 x 11'3 (4.80m x 3.43m)

KITCHEN/DINING ROOM 18'4 x 9'9 (5.59m x 2.97m)

FIRST FLOOR

LANDING

MASTER BEDROOM 10'3 x 10'4 (3.12m x 3.15m)

EN-SUITE SHOWER ROOM 8'4 x 2'10 (2.54m x 0.86m)

BEDROOM TWO 9'3 x 11'3 max (2.82m x 3.43m max)

BEDROOM THREE 7'1 x 6'7 (2.16m x 2.01m)

FAMILY BATHROOM 6'8 x 5'11 (2.03m x 1.80m)

EXTERNALLY

FRONT GARDEN, SIDE AREA & REAR GARDEN

CLOSE BY PARKING SPACE

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

SERVICES

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

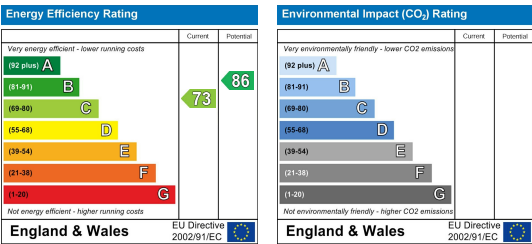
Area Map



Floor Plans



Energy Efficiency Graph



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