



## 66 Marina Road

West Park, Plymouth, PL5 2NR

£210,000



A semi-detached property with a single garage & driveway for up to 2 vehicles. The accommodation comprises large entrance hall, lounge, kitchen/diner & garden room on the ground floor. There are 2 double bedrooms & a family bathroom on the first floor. There is a front & enclosed south facing rear garden. No onward chain.



## MARINA ROAD, WEST PARK, PLYMOUTH, PL5 2NR

### LOCATION

Found in this residential area of West Park with local services & amenities found nearby including a park, bus stops & varied shops. The position convenient for access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens up into the entrance hall.

### ENTRANCE HALL 14'9" x 5'11" (4.5 x 1.81)

Obscured uPVC double-glazed window to the side. Staircase rising to the first floor landing. Under-stairs storage cupboards. Doors leading to the lounge & kitchen/diner.

### LOUNGE 12'0" x 10'2" (3.67 x 3.11)

uPVC double-glazed window to the front. Picture rail.

### KITCHEN/DINER 14'6" x 9'10" (4.43 x 3.02)

Matching base & wall mounted units with integrated oven. Spaces for a washing machine & dishwasher. Separate fridge/freezer. Roll edge laminate work surfaces has inset 4 ring gas hob & stainless steel single drainer sink unit with mixer tap. Tiled splash-back. uPVC double-glazed window to the side. Wall mounted Vaillant boiler. Laminate wood flooring. Ample space for dining table. Square arch opens into garden room/dining room. Picture rail.

### GARDEN ROOM/DINING ROOM 12'3" x 7'9" (3.74 x 2.38)

uPVC double-glazed windows to the side & rear. uPVC double-glazed door opens to the garden.

### FIRST FLOOR LANDING

Ample space for study desk. uPVC double-glazed window to the front. Doors lead to a shelved airing cupboard, bathroom & bedrooms.

### BEDROOM ONE 12'1" x 10'2" (3.7 x 3.12)

uPVC double-glazed window to the front with distant countryside views. Picture rail.

### BEDROOM TWO 9'11" x 10'2" (3.03 x 3.11)

uPVC double-glazed window to the rear overlooking the garden. Picture rail.

### BATHROOM 6'7" x 3'11" (2.03 x 1.21)

Matching suite of panelled bath with electric Triton shower over. Close coupled wc. Wall mounted wash hand basin. Tiled walls. Wood effect vinyl flooring. Obscured uPVC double-glazed window to the rear.

### OUTSIDE

The property is approached via a driveway allowing off-road parking for up to 2 vehicles. A driveway runs alongside the property to a single garage.

### GARAGE

Up & over door.

### GARDEN

To the rear an enclosed south facing garden with wooden courtesy gate to the driveway. The main section of lawn is laid to lawn with concrete paths running down through. Bordered by a raised decked seating area.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES PLYMOUTH

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

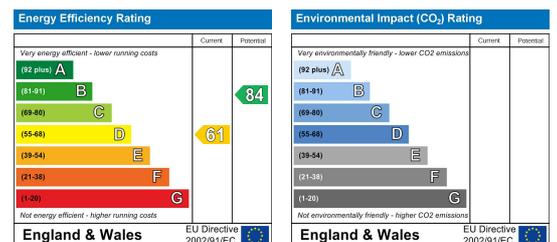
## Area Map



## Floor Plans



## 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.