



## 8 Normandy Way

St Budeaux, Plymouth, PL5 1SP

**Offers Over £270,000**



A well presented semi-detached house built in the 1930s. Extensively upgraded, improved & refurbished, providing a comfortably appointed home. Generously proportioned light & airy accommodation. Gas fired central heating with a modern boiler & double glazing. On the ground floor a porch hall, generous-sized front set lounge, dining room with french doors to the rear, 21ft long fitted kitchen/breakfast room. 3 bedrooms & a modern shower room/wc. Off-street parking. Low maintenance front garden & long lawned rear garden. No onward chain.



# NORMANDY WAY, ST BUEAUX, PLYMOUTH, PL5 1SP

## LOCATION

Found in this popular area of St Budeaux with a good variety of local services found in the square. Convenient access into the city via the A38 dual carriageway.

## ACCOMMODATION

### GROUND FLOOR

#### PORCH 6'6 x 3'2 (1.98m x 0.97m)

A front entrance porch gives access to the hall;

#### HALL 15'4 x 6'1 (4.67m x 1.85m)

Meter cupboard & useful under stairs storage cupboard, one of which houses the Worcester gas fired boiler servicing the central heating & domestic hot water.

#### LOUNGE 14'10 x 11'5 max (4.52m x 3.48m max)

Bay fronted lounge with a fireplace & fitted gas fire. Double doors opening into good-sized dining room;

#### DINING ROOM 12 x 11'7 (3.66m x 3.53m)

French doors overlooking & opening to the rear deck & long garden.

#### KITCHEN/BREAKFAST ROOM 21 x 6'2 (6.40m x 1.88m)

21ft long fitted kitchen & breakfast room. 4 ring Bosch gas hob, Bosch dual oven/grill, hoover, washing machine & Baumatic dishwasher.

## FIRST FLOOR

### LANDING

Window to the side. Giving access to 3 bedrooms.

#### BEDROOM ONE 14'10 x 11'7 max (4.52m x 3.53m max)

Fitted wardrobes. 2 chest of drawers.

#### BEDROOM TWO 12'1 x 11'6 (3.68m x 3.51m)

Fitted wardrobes. 2 chest of drawers.

#### BEDROOM THREE 7'7 x 6'1 (2.31m x 1.85m)

#### SHOWER ROOM 7'7 x 5'11 (2.31m x 1.80m)

Well appointed modern shower room/wc.

## EXTERNALLY

To the front private parking on a hardstand with built in drainage & crossover. Low maintenance paved front garden with non-slip steps & side access leading to the long lawned encloses rear garden.

## COUNCIL TAX

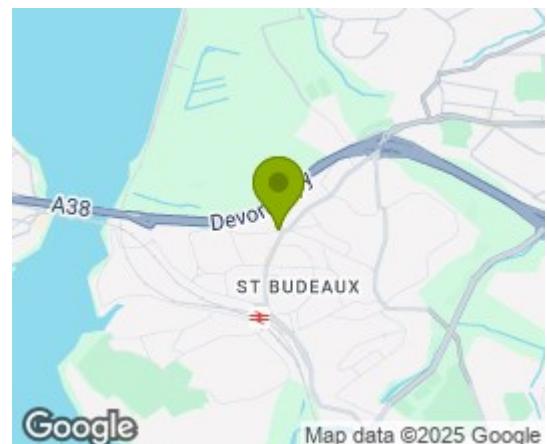
Plymouth City Council  
Council Tax Band: C

## SERVICES

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map

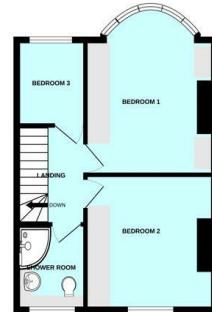


## Floor Plans

GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph

