



St Margarets Road, Woodford, Plympton.



# 147 St Margarets Road, Woodford, Plympton, PL7 4SD

## Property Description

A well presented two double bedroom semi detached house situated close to local schools in the Woodford area of Plympton. Accommodation comprises lounge, modern kitchen/diner, two double bedrooms and a recently fitted bathroom. Benefits include gas central heating, uPVC double glazing, shared driveway and a recently landscaped rear garden.



**PRICE : £179,950**

## **ENTRANCE:**

**KITCHEN/DINER:** 16' 0" x 13' 7" max (4.89m x 4.15 m max) uPVC double glazed window to the side and double glazed French doors to the rear. Wall and floor mounted matching units with roll edge worktops and glass splash backs. Stainless steel single drainer sink unit with mixer tap over and fitted five ring gas hob with extractor over and oven beneath. Integrated fridge/freezer and microwave and space provided for washing machine. Vertical radiator.

**LOUNGE:** 16' 0" x 9' 11" (4.88m x 3.03m)

## **LANDING:**

**BEDROOM 1:** 16' 0" x 9' 10" (4.88m x 3.02m)

**BEDROOM 2:** 10' 5" x 9' 2" (3.18m x 2.81m)

**BATHROOM:** uPVC obscure double glazed window to the rear. Suit comprising curved panelled bath with shower over, wash hand basin with cupboards under and concealed W.C. Tiling to all splash back areas and to shower area and heated towel rail.

**OUTSIDE:** To the front of the property is a garden laid to lawn and a shared driveway giving access to the house and to the rear garden. To the rear is a recently landscaped garden with a good size patio area leading to a stone chipped and lawn area and then again to a brick paved patio to the rear.



EPC Rating = 66  
Council Tax Band = B



Total area: approx. 70.7 sq. metres (760.5 sq. feet)

Viewing Arrangements:  
Contact Moving On  
01752 340666

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**Important Note:** These details have been produced for prospective purchasers as a guide only. This includes floorplans that may not be to scale but are provided as a guide to layout only. They are not part of a contract or offer and should not be relied upon as a statement of fact. No appliances, central heating or electrical systems have been tested. Prospective purchasers should make their own enquiries.



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