

19 Amados Drive, Plympton, Plymouth, Devon, PL7 1TS £204,950

EXTENDED SEMI-DETACHED FAMILY HOME

WELL PRESENTED LIGHT & AIRY ACCOMMODATION*UPVC DOUBLE GLAZING

GAS CENTRAL HEATING*26 FOOT LOUNGE/DINING ROOM

KITCHEN/BREAKFAST ROOM*THREE DOUBLE BEDROOMS*BATHROOM/WC

SEPARATE WC*PARKING ON PRIVATE DRIVE

DETACHED GARAGE*GENEROUS SIZE LANDSCAPED REAR GARDEN

HELE SCHOOL CATCHMENT*CLOSE TO SALTRAM COUNTRY PARK*NO ONWARD CHAIN



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19 Amados Drive, Plympton, Plymouth, Devon, PL7 1TS

THE PROPERTY 19 Amados Drive in Plympton comprises an extended semi-detached three bed family home is understood to have originally been built in the 1960's, of traditional design and construction, with predominately rendered elevations set under an interlocking concrete clad pitched roof. The property stands on a good size rectangular shaped plot with private drive providing space for two vehicles off street and this giving access to a detached garage. Gardens to the front, large landscaped garden to the rear, wide patio and level lawn and child friendly areas. Southerly facing rear private garden, herb garden, fruit bushes and shrubs. Traditional handmade stone wall boundaries.

The property having the benefit of double glazing and gas fired central heating and offering well proportioned light and airy accommodation which incorporates roof space conversion. Modern fittings to the kitchen, bathroom and upstairs separate wc. A property that truly must be viewed in order to be fully appreciated. The property is within a short walk of Saltram country park and within Hele school catchment area.

LOCATION Set on the south side of Amados Drive in this popular and established mainly residential area of Plympton. The gardens back onto Hardwick Wood which is owned and managed by the Woodland Trust. There are a good variety of local services and amenities found nearby including the Ridgeway shopping centre. The position convenient for access into the city and closeby connections to major routes in other directions.

ACCOMMODATION The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

Double glazed door into:

GROUND FLOOR

ENTRANCE PORCH Row of coat hooks. Wall shelving. Glazed door into:

LOUNGE/DINING ROOM 26' 8" x 10' 10" (8.13m x 3.3m) Inpart 13'1" max. Dual aspect with window to the side, wide box bay window and further bay to the front, both enjoying long views looking towards Dartmoor in the distance. Two sets of triple light points, two wall light points to either side of the fireplace. Gas point to the side and fitted electric fire. Tv aerial and cable connections with Virgin Media. Staircase rises and turns to the first floor. Glazed door to:

CENTRAL HALL 5' 9" x 5' 2" (1.75m x 1.57m) Row of coat hooks. Book shelving. Light point.





KITCHEN/BREAKFAST ROOM 9' 9" x 9' 1" (2.97m x 2.77m) In part 10' 8" max. Dual aspect with window to the side and French style doors overlooking and opening out to the rear garden. A fitted kitchen with bespoke solid wood carpentry of cupboard and drawer storage set in wall and base units, solid wood and granite worksurfaces with tiled splashbacks. Inset one and half bowl stainless steel sink with mixer tap. Integrated appliances include four ring variable size gas hob with illuminated extractor hood over and Hotpoint electric fan assisted oven under. Space and plumbing suitable for automatic washing machine. Space suitable for fridge. Various lighting including triple light point, downlighters and under unit lighting. Quarry tiled floor.

BEDROOM TWO 10' 7" x 10' 2" (3.23m x 3.1m) Double glazed window overlooking the rear. Timber floor boards.

BATHROOM 6' 1" x 6' 0" (1.85m x 1.83m) Patterned obscured glazed window to the rear elevation. Quality white modern suite comprising pedestal wash hand basin, close coupled wc, p-shaped panelled bath with side set mixer tap and shower attachment. White walled tiling. Ladder radiator. Downlighters and extractor fan.

FIRST FLOOR

LANDING Curtained off storage area with clothes hanging rail, shelving and newly fitted Vokera gas fired combi boiler servicing the central heating and domestic hot water.

BEDROOM ONE 14' 3" x 12' 2" (4.34m x 3.71m) max. Picture window overlooking the back garden. Ceiling light point. Part sloping ceiling. Incorporating walk-in storage area.

WC 5' 6" x 2' 10" (1.68m x 0.86m) White modern close coupled wc and wall hung wash hand basin with tiled splashback. Ceiling light point and extractor fan.

BEDROOM THREE 9' 10" x 8' 4" (3m x 2.54m) Picture window overlooking the back garden. Ceiling light point. Recessed storage area with clothes hanging rail and shelving.

EXTERNALLY A private concrete drive provides off street parking for one or two vehicles in line and gives access to the garage set to the side. Low maintenance front garden covered with decorative stone chippings and interspersed with a variety of ornamental shrubs. To the rear a southerly facing enclosed landscaped back garden laid out on a series of terraces with a wide slabbed patio area ideal for alfresco entertaining, a herb garden and a level lawned garden enclosed by fence and natural Devon bank to the rear. Ornamental pond. Fence and natural Devon bank boundary to the rear.

GARAGE 16' 5" x 8' 0" (5m x 2.44m) approx internal measurements. Metal up and over door to the front. Pedestrian door to the side. Power and lighting. Separately fused. Space for tumble dryer and space for freezer.

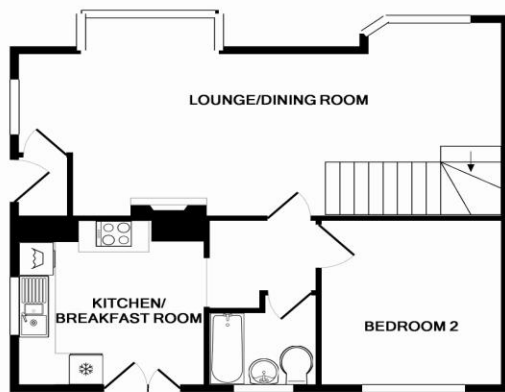
FLOOR COVERINGS Fitted floor coverings as seen are included in the sale price.

OTHER EFFECTS Furniture other effects and white goods are potentially available by separate negotiation.

TENURE FREEHOLD

COUNCIL TAX C

PLANNING PERMISSION Hardwick Wood, located behind the property is subject to planning consent reference number 15/02060/TPO, for a 15m strip to be managed, 'coppicing and thinning' to reduce wood edge heights' etc. See www.plymouth.gov.uk, planning applications.

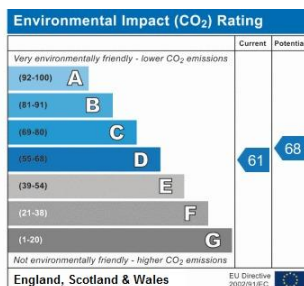
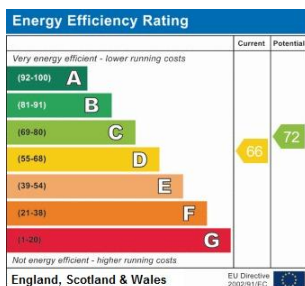


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY MISDESCRIPTIONS ACT 1991/MISDESCRIPTIONS ACT

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