



9 St Margarets Road, Plympton Guide Price £225,000 Freehold

This family home is situated within the highly desirable area of Woodford in Plympton offering easy access to both Woodford and Hele schools and bus and commuter routes. It is a highly regarded Stanbury build and benefits from a newly open plan kitchen/diner. The property is well presented throughout and offers generous accommodation. There is a lounge perfect for an evening in with all the family and then there is a substantial kitchen/diner open plan creating a wonderful entertaining space and somewhere for all the family to congregate. There is a useful downstairs w.c and upstairs three bedrooms. There is an contemporary family bathroom complete with a four piece suite. The garden is level and south westerly facing offering a lovely spot to enjoy a summer`s evening bbq. There is a garage and a shared drive. This property is being sold with no onward chain.

0.95%

Min Fee £1200
INCLUDING
VAT

Tel: 01752 424 668 Email: Plymouth@mayerestateagents.co.uk
www.mayerestateagents.co.uk



Ground Floor

Porch

You enter this fantastic family home into a porch area perfect for getting in from the rain and place coats and shoes before entering the main home.

Entrance Hallway

There is a bright and airy entrance hall offering access into the lounge, dining room and kitchen. A staircase ascends to the first floor with a cloakroom and storage below. There is a radiator and a light fitting.

Cloakroom

This is such a handy addition for any bustling family home and is ideal for visiting guests. There is a white low level wc and a wash hand basin. There is a light fitting.

Lounge

13'9" (4.19m) x 12'3" (3.73m)

The lounge is a lovely spacious room and has a peaceful outlook out over the street its a perfect spot to retreat to of an evening and enjoy some time with

the family. There is a radiator and a light fitting.

Kitchen/Diner

18'10" (5.74m) x 12'5" (3.78m)

This is such an impressive space and I'm sure would become the hub of this great house for any family chatting over the days events whilst the evening meal is prepared. There is plenty of worktop and storage space and there is an integrated oven, hob, extractor. Space for a dishwasher and washing machine, sink with drainer. There is a door leading into a handy porch which leads out onto the garden. There is lighting and a radiator.

First Floor

Landing

The landing offers access to all first floor rooms, there is a light fitting to conclude.

Family Bathroom

The family bathroom is opulent in its proportions and has been neutrally tiled and decorated creating a relaxing space to indulge in a long hot soak after a stressful day. There is a white corner bath, a white



low level wc, and matching wash hand basin and separate shower enclosure with a shower inset. There is a towel heater and spotlights

Bedroom One

13'9" (4.19m) x 11'8" (3.56m)

This substantial double bedroom is a fantastic space to retreat to at the end of the day offering plenty of room for the usual bedroom furniture requirements. It is currently being utilised for two children to comfortably share. There is a radiator and a light fitting.

Bedroom Two

12'2" (3.71m) x 10'11" (3.33m)

The second bedroom is another well proportioned space with a lovely outlook out over the garden. It has been tastefully decorated and again offers plenty of room for the usual bedroom furniture requirements. There is a radiator and a light fitting. There is access into the loft from here via a hatch. There is a ladder fitted and the loft has been insulated and boarded. The combi boiler is in the loft which is approximately five years old.

Bedroom Three

6'11" (2.11m) x 6'7" (2.01m)

The third bedroom is a great child's room or home office and again is neutrally decorated with a radiator and a light fitting.

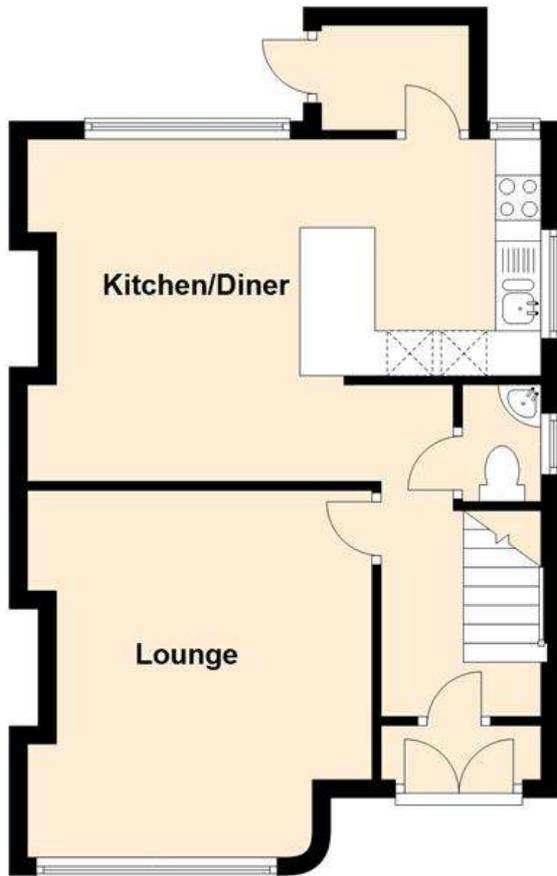
Outside

The front garden is enclosed by a stone wall and put to chippings for easy maintenance. There is a driveway down the side of the property leading to a single garage with an up and over door. A side gate gives access into the rear garden which benefits from being south westerly facing making it an ideal spot for enjoying the afternoon sun with a glass of wine whilst the kids run about on the extensive lawn.



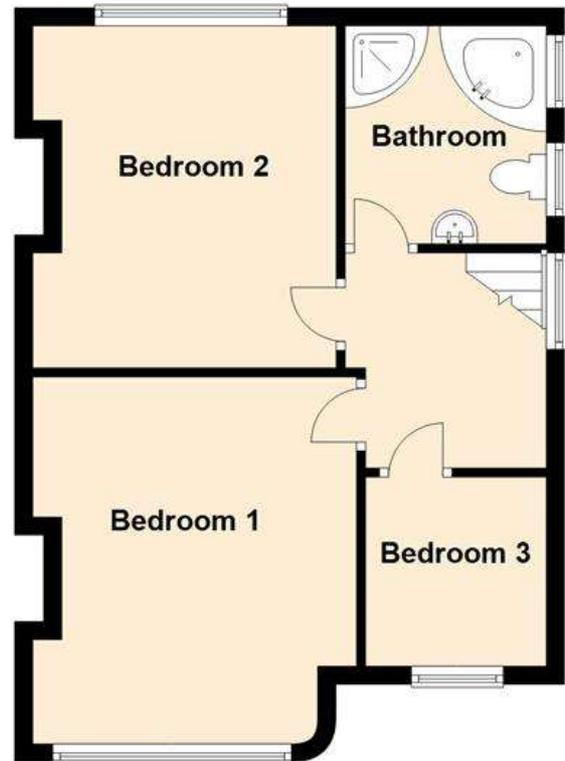
Ground Floor

Approx. 44.1 sq. metres (474.3 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.0 sq. feet)



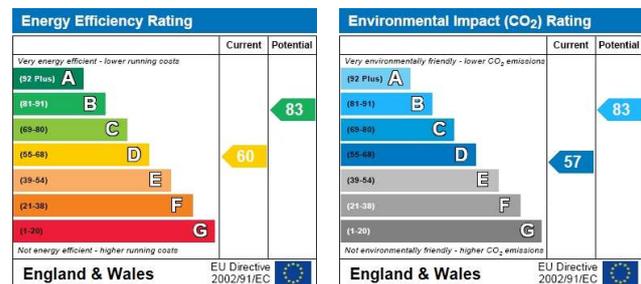
Total area: approx. 86.2 sq. metres (928.2 sq. feet)

Directions

Please contact the office for directions

Viewing Arrangements

Viewing strictly by appointment through the agent. Please respect the occupier's privacy and do not make an approach by knocking on the door.



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Measurements, these approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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VAT No 310 171 856