



Asking Price £210,000

A well-presented two double bedroom terraced home, tucked away in a peaceful position within Kitter Drive, Plymstock. Offering two allocated parking spaces, a low-maintenance enclosed rear garden and bright, practical accommodation, this property is ideal for first-time buyers, downsizers or investors. The ground floor comprises an entrance hall, modern fitted kitchen and a spacious lounge/diner with patio doors opening directly onto the rear garden. Upstairs are two double bedrooms and a family bathroom. Outside, the rear garden is enclosed and designed for easy upkeep, with patio seating space, planted areas and storage shed. To the rear, there are two allocated parking spaces.

Kitter Drive, Staddiscombe, PL9 9UJ

Accommodation Comprises

Entrance Hall

Welcoming entrance with stairs rising to the first floor and access to the kitchen and lounge/diner.

Kitchen — 3.53m x 1.79m / 11`7" x 5`11"

Modern fitted kitchen with white gloss units, dark worktops, tiled splashbacks, sink and drainer, oven with hob, space for appliances and front-facing window.

Lounge/Diner — 4.00m x 3.95m / 13`1" x 13`0"

Generous reception room with space for both seating and dining areas, wood-effect flooring, feature wall and patio doors opening to the rear garden.

Landing

Provides access to both bedrooms and the bathroom.

Bedroom One — 2.74m x 3.70m / 9`0" x 12`2"

Double bedroom overlooking the rear, with space for freestanding furniture.

Bedroom Two — 2.80m x 2.70m / 9`2" x 8`10"

Second double bedroom, ideal as a guest room, child`s room or home office.

Bathroom — 1.90m x 1.68m / 6`3" x 5`6"

Fitted with bath and shower over, glass screen, WC, wash basin with vanity storage and tiled walls.

Outside

Enclosed, low-maintenance rear garden with patio seating area, small lawn/planting section, shed and rear access. Two allocated parking spaces positioned to the rear.

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.

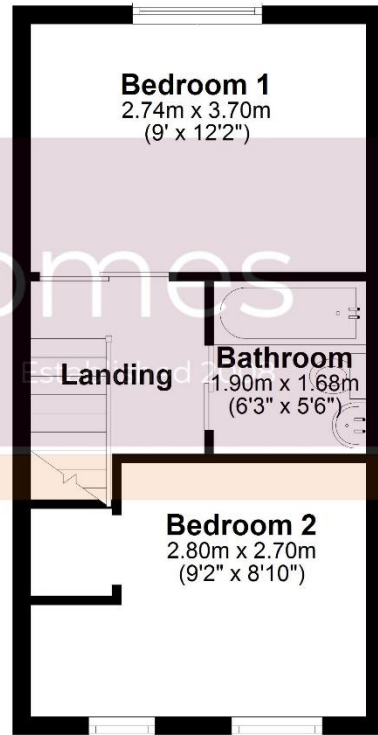
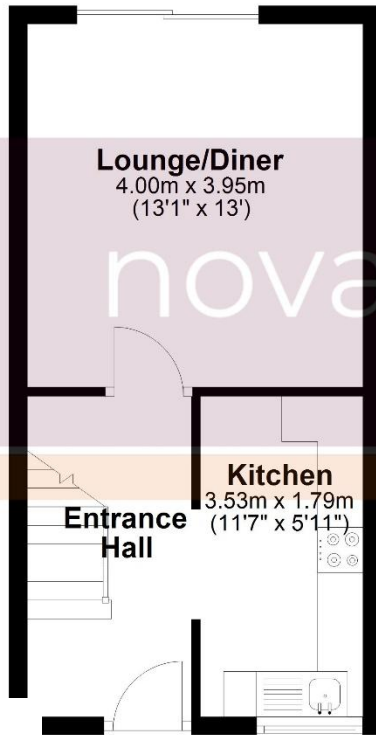






Ground Floor

First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-101)	A		93
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Notice: Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

