



56 REVELL PARK ROAD PLYMPTON, PLYMOUTH, PL7 4EL

£250,000

Situated on a mostly level plot in the popular Colebrook area of Plympton is this well presented 2 bedroom semi detached bungalow . Accommodation comprises lounge, dining room, kitchen, conservatory, two bedrooms, bathroom and separate W.C. Benefits including gas central heating, uPVC double glazing, shared driveway, garage and larger than average garden with veg plot. Offered with no onward chain a viewing is highly advised.



56 REVELL PARK ROAD

- Semi Detached Bungalow • 2 Bedrooms
- Mostly Level Plot • Shared Drive & Garage
- Lounge, Dining Room & Conservatory • No Onward Chain



Entrance:

Via uPVC double glazed door into:

Porch:

Further double glazed door into:

Hallway:

Door to storage cupboard and doors to bedroom 2 and:

Lounge: 3.66m max x 4.43m max (12'0" max x 14'6" max)

L-Shape Room. uPVC double glazed window to the front, radiator and wall mounted gas fire. Door into Inner hallway.

Bedroom 2: 3.08m x 2.42m (10'1" x 7'11")

uPVC double glazed window to the front, radiator and built in storage.

Inner Hallway:

Access to loft space, door to storage cupboard and door off to:

Kitchen: 2.74m x 2.62m (8'11" x 8'7")

uPVC double glazed window to the side. Wall and floor mounted matching units with roll edge worktops and tiling to splash back areas. Stainless steel drainer sink unit with mixer tap over, fitted electric hob and eye level oven and spaces available for washing machine , fridge and freezer. Wall mounted boiler.

Bathroom:

uPVC obscure double glazed window to the side. Panelled bath and vanity sink unit with cupboard under, tiling to splash back areas and radiator.

Cloakroom:

uPVC double glazed window to the side and low flush W.C.

Bedroom 1: 3.12m x 4.42m max (10'2" x 14'6" max)

uPVC double glazed window to the rear, doors to fitted wardrobes and cupboards and radiator. Fitted shower cubicle

with glazed screen, tiling to splash backs and pedestal wash hand basin.

Dining Room: 3.12m x 3.06m (10'2" x 10'0")

Double glazed sliding patio doors through to conservatory and radiator.

Conservatory: 4.12m x 2.89m (13'6" x 9'5")

uPVC double glazed windows and sliding doors to the rear.

Outside:

To the front of the property is a stone chipped and paved garden with a path leading to the front door. To the side is a shared driveway leading to a single garage and access to the rear garden. To the rear is a patio area leading on to a lawned garden with mature shrubs and bushes and a path leading down to the rear. Behind the garage is a greenhouse and a good size veg plot and a large patio area all across the back.

Garage:

Electric metal up and over door, power and lighting and two windows and side door.

Material Information:

* Council Tax Band - C Annual Cost £1968.77

* Construction - Standard

* Mains gas, electric, sewage and water, Gas central heating,

* Parking - Shared Driveway & Garage

* Broadband - Standard-Available, Superfast- Available, Ultrafast- Available

* Mobile (voice) EE-Limited, Three-Likely, 02-Likely, Vodafone-Limited

* Mobile (data) EE-Limited, Three-Likely, 02-Limited, Vodafone-Limited

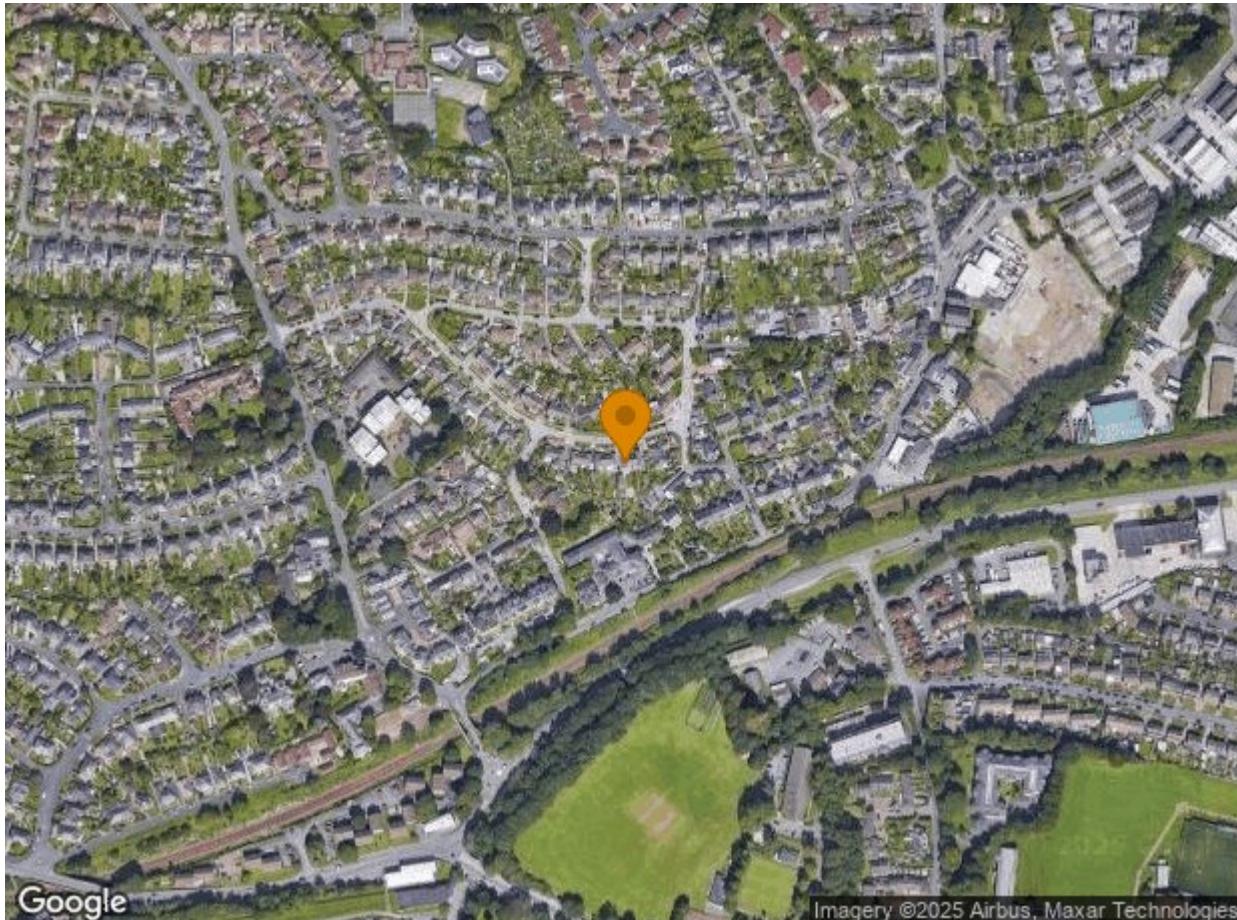
* Flood Risk - Very Low Risk

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Total Area: 83.5 m² ... 899 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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