Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



21 Downfield Drive

Plympton, Plymouth, PL7 2DP

£205,000

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Offered with no onward chain is this well-presented bright & airy property with accommodation briefly comprising an entrance hallway, modern kitchen & a lounge/diner with doors opening onto the south-facing rear garden, rear porch, 2 double bedrooms & 4-piece bathroom. Outside there is also a garden to the front & a garage in a nearby block which has power & water. Located in the heart of Plympton, within easy reach of several primary & secondary schools, shops, pubs & the Ridgeway the property is in the perfect location for those who want to be close to local amenities.







DOWNFIELD DRIVE, PLYMPTON, PLYMOUTH PL7 2DP

ACCOMMODATION
uPVC double-glazed door, with inset decorative glass panel, into the entrance hallway.

ENTRANCE HALLWAY 6'9" x 3'5" (2.06 x 1.06)
Opening into the kitchen. Door leading to the lounge/diner.

KITCHEN 8'10" x 8'9" (2.70 x 2.69)
Fitted with a range of matching base and wall-mounted units incorporating a roll-edged laminate worktop with inset 4-ring gas hob, and wall-mounted extractor hood and a one-&-a-half drainer stainless-steel sink unit. Integrated electric oven. Space for a free-standing fridge/freezer, washing machine and dishwasher. Wall-mounted gas boiler. uPVC double-glazed window to the front elevation.

LOUNGE/DINER 17'6" x 12'9" (5.34 x 3.9)
Wooden door leading to the rear porch. Stairs ascending to the first floor accommodation. uPVC double-glazed sliding patio doors opening to the rear garden.

REAR PORCH 4'7" x 3'9" (1.4 x 1.16)
uPVC double-glazed door with inset obscured glass opening to the rear garden. uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 8'9" x 5'10" (2.67 x 1.8)
Doors leading to the accommodation. Hatch providing access to the loft space.

BEDROOM ONE 12'9" x 8'11" (3.9 x 2.72)
Located at the rear of the property with a uPVC double-glazed window to the rear elevation. Built-in half-height over-stairs cupboard.

BEDROOM TWO 12'10" x 8'6" (3.92 x 2.6)
Fitted wardrobes and drawers. uPVC double-glazed window to the front elevation.

BATHROOM 8'8" x 6'7" (2.66 x 2.02)
Fitted with a 4-piece suite comprising a panel bath with shower attachment and mixer tap, corner cubicle with mains-fed shower. Fitted storage units with a back-to-wall wc and vanity basin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE
You approach the property via a public footpath and enter the front garden through a small, wooden gate. The garden is laid to slate chippings, bordered by a low-level wooden fence, with a concrete path leading up to the front door. The rear garden is fully-enclosed and laid to paving for low-maintenance. To the rear there are some steps down to a wooden gate leading out to a public footpath. There is also on-street parking.

UTILITY/STORE ROOM 8'1" x 5'9" (2.48m x 1.76m)
Roll-edged laminate worktop. Space for a tumble dryer beneath. Power and lighting.

GARAGE 16'0" x 8'3" (4.9 x 2.52)
Located in a block, adjacent to the property with an up-&-over door. Power, lighting and water. Shelving.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

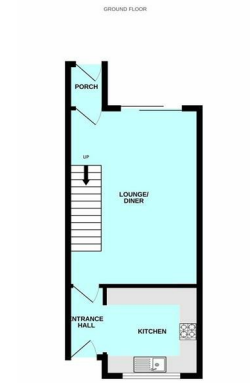
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

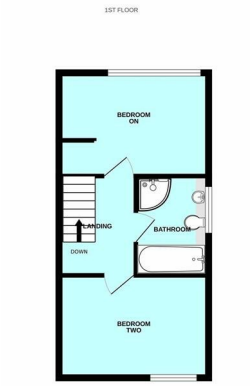
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Area Map

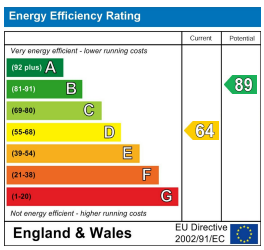


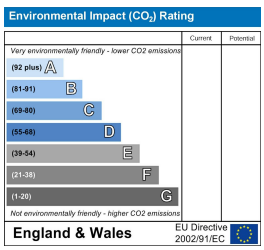
Floor Plans





Energy Efficiency Graph





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