Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



132 Woodford Avenue

Plympton, Plymouth, PL7 4QS

Offers Over £305,000

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Beautifully-presented recently renovated Stanbury-built family home located in the heart of Woodford. The accommodation briefly comprises an entrance porch, hallway, contemporary open-plan lounge/kitchen/diner, 3 good-sized bedrooms & a modern 4-piece family bathroom. Externally there is a generous south-facing rear garden, a lean-to/storage room, garage, front garden & a shared driveway. This property is perfect for those looking for a turnkey home.







WOODFORD AVENUE, PLYMPTON, PL7 4QS

ACCOMMODATION
uPVC double-glazed door, with an inset decorated glass panel, opening into the entrance porch.

ENTRANCE PORCH 2'7" x 9'11" max (0.81 x 3.04 max)
Obscured glass windows either side of the front door to the front elevation. Wooden door with an inset obscured-glass panel opening into the hallway.

HALLWAY 14'1" x 6'0" (4.31 x 1.83)
Laid to Karndean flooring. Doorway leading into the open plan lounge/kitchen/diner. Stairs ascending to the first floor with 2 storage cupboards beneath. uPVC double-glazed window to the rear elevation.

OPEN-PLAN LOUNGE AREA 13'8" x 12'4" (4.18 x 3.77)
uPVC double-glazed bay window to the front elevation.

OPEN-PLAN KITCHEN/DINER AREA 12'6" x 18'8" max dimensions (3.83 x 5.70 max dimensions)
Fitted with a range of matching high-gloss base and wall-mounted units incorporating a composite marble-effect square-edged worktop. Inset one-&-a-half bowl sink with mixer tap. 4-burner gas hob with a wall-mounted extractor hood over. Integrated fridge-freezer, washing machine, dishwasher, microwave and an electric pyrolytic oven. Karndean flooring. uPVC double-glazed window to the rear looking into the lean-to/storage room. uPVC double-glazed patio doors overlooking and leading out to the rear garden.

FIRST FLOOR LANDING 8'1" x 6'11" (2.48 x 2.12)
Providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Loft access hatch.

BEDROOM ONE 13'9" x 11'6" (4.21 x 3.51)
uPVC double-glazed window to the front elevation. Wardrobe space within the alcoves.

BEDROOM TWO 12'7" x 11'5" (3.85 x 3.49)
uPVC double-glazed window to the rear elevation. Fitted wardrobe.

BEDROOM THREE 9'10" x 6'11" (3.02 x 2.11)
uPVC double-glazed window to the front elevation

FAMILY BATHROOM 7'11" x 6'10" (2.42 x 2.09)
Comprising a semi free-standing square-edged bath, shower cubicle with a mains-fed shower and a monsoon shower head, close-coupled wc and a matching wall-mounted hand basin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

GARAGE 17'1" x 8'9" (5.21 x 2.68)
Up-&-over door. New roof added in 2025 with a 20 year guarantee. Power and lighting. uPVC double-glazed window to the side elevation.

LEAN-TO/STORAGE 9'6" x 4'9" (2.92 x 1.45)
Accessed via the garden and providing storage. Power. uPVC double-glazed window to the rear elevation overlooking the garden.

OUTSIDE
To the front is a low maintenance garden laid to artificial grass together with some raised flower beds. A shared driveway leads to a wooden gate, providing access to the rear garden and garage. A path leads from the shared driveway, along the front elevation to the entrance porch. To the rear there is a fully-enclosed, generous, southerly-facing garden comprising 2 decked seating areas and an area laid to lawn. There is outside lighting and an outside power point.

WHAT3WORDS
///successes.muddy.swaps

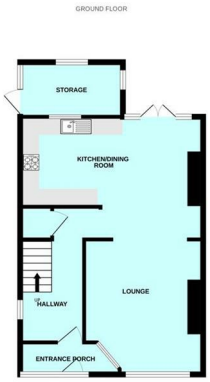
COUNCIL TAX
Plymouth City Council
Council tax band: C

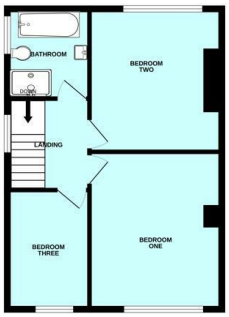
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

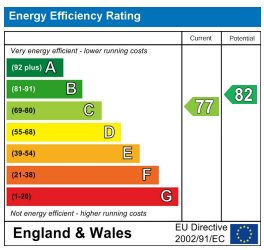


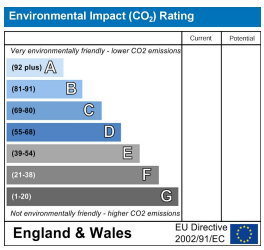
Floor Plans





Energy Efficiency Graph





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