



MILLINGTON TUNNICLIFF

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Asking Price of
£169,950

Downfield Drive
Plympton, Plymouth, PL7 2DP

2 DOUBLE BEDROOMS GAS CENTRAL HEATING
MODERN KITCHEN & BATHROOM GARAGE UPVC DOUBLE GLAZING
EPC D 64

Downfield Drive

Extremely well presented 2 bedroom semi detached house with gardens front and rear, and a single garage in a block. Accommodation comprises modern kitchen and spacious lounge diner on the ground floor, and 2 double bedrooms and a bathroom on the first floor. The property benefits from gas central heating and upvc double glazing. Early viewing highly recommended. EPC D 64

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over, low flush wc and vanity wash basin.

BEDROOM 2 12' 11" x 8' 8" (3.95m x 2.66m) Window to the rear elevation. Built in cupboard.

OUTSIDE To the front of the house is an enclosed garden on 3 levels, laid mainly to lawn.

To the rear is an enclosed courtyard garden which is decked and has access to a shed, and a gate to the rear.

GARAGE Single garage in a block nearby.



HALLWAY Access is through the garden to a substantial upvc front door which leads into the hall.

KITCHEN 8' 11" x 8' 9" (2.74m x 2.69m) Window to the front elevation. Full range of modern floor and wall mounted units in white, with matching work surfaces. Integral fridge/freezer, oven, hob, and sink and drainer unit. Plumbing for automatic washing machine. A feature opening looks through into the lounge/diner.

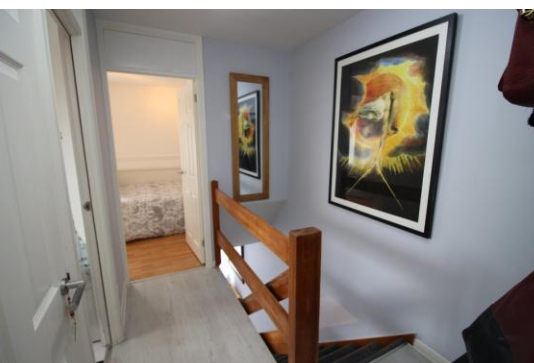
LOUNGE/DINER 17' 5" x 12' 11" (5.33m x 3.95m) Light and airy room with stairs to the first floor and sliding patio doors out to the rear garden.

FIRST FLOOR

LANDING Access to loft space, built in cupboard.

BEDROOM 1 12' 11" x 8' 9" (3.95m x 2.68m) Window to the front elevation. Recessed storage area.

BATHROOM 6' 7" x 6' 6" (2.02m x 1.99m) Window to the side elevation. Modern matching suite in white comprising panelled bath with centre taps and a shower



"Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale".