



40 SWAN GARDENS PLYMOUTH, PL7 2HF

£310,000
FREEHOLD

An extremely well presented detached house just a short walk from the Ridgeway in Plympton. The property has been extended downstairs and now comprises of lounge, kitchen/breakfast room, conservatory/dining room while retaining upstairs 3 bedrooms and a modern bathroom. The property benefits from having double glazing, central heating, plenty of driveway parking and tandem garage as well as a level southerly aspect rear garden.



40 SWAN GARDENS

- Beautifully Presented Extended Detached House
- 3 Bedrooms, Bathroom
- Lounge, Kitchen/B'fast, Conservatory/Diner
- Gas CH, uPVC DG
- Driveway Parking, Large Garage
- Southerly Aspect Rear Gardens
- Close To Ridgeway



Entrance:

uPVC Framed double glazed door into:

Porch:

Cupboard housing combi boiler. Door to:

Lounge: 5.0m x 3.75m (16'4" x 12'3")

Feature fire surround, double glazed bow window to the front, stairs to the first floor and double doors through to:

Kitchen/Breakfast Room: 4.06m x 2.86m (13'3" x 9'4")

Range of base and wall mounted gloss fronted units with work surfaces over and tiled splashbacks. Inset sink unit, built in oven, hob and extractor and integrated washing machine and dishwasher. Understairs cupboard, radiator and door to the side. Opening out into:

Conservatory/Dining Room: 4.1m x 2.65m (13'5" x 8'8")

Double glazed to 3 sides and double glazed patio doors to the rear.

Landing:

Access to loft space, window to the side elevation, overstairs cupboard and doors off to:

Bedroom 1: 4.31m x 2.64m (14'1" x 8'7")

(Plus built in wardrobes with mirror fronted doors).

Radiator and window to the front.

Bedroom 2: 3.06m x 2.23m (10'0" x 7'3")

Radiator and window to the rear.

Bedroom 3: 2.64m x 1.96m (8'7" x 6'5")

Radiator and window to the front.

Bathroom:

Modern white suite comprising of P shaped bath with shower over and glazed screen, low level wc and vanity wash hand basin with cupboard below. Tiled walls and window to the rear elevation.

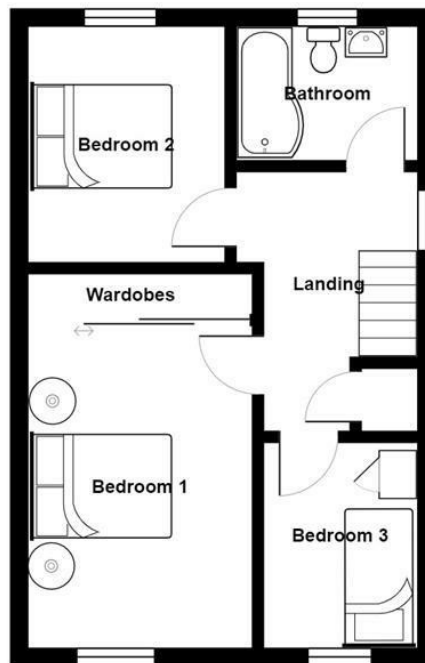
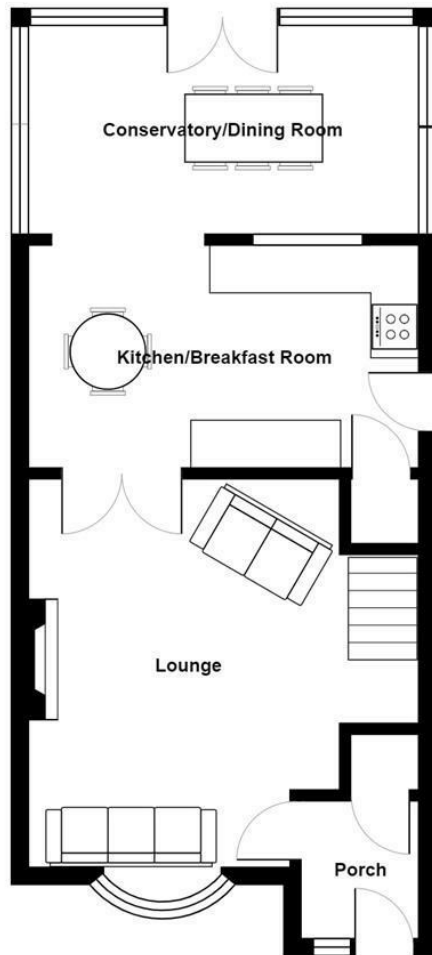
Outside:

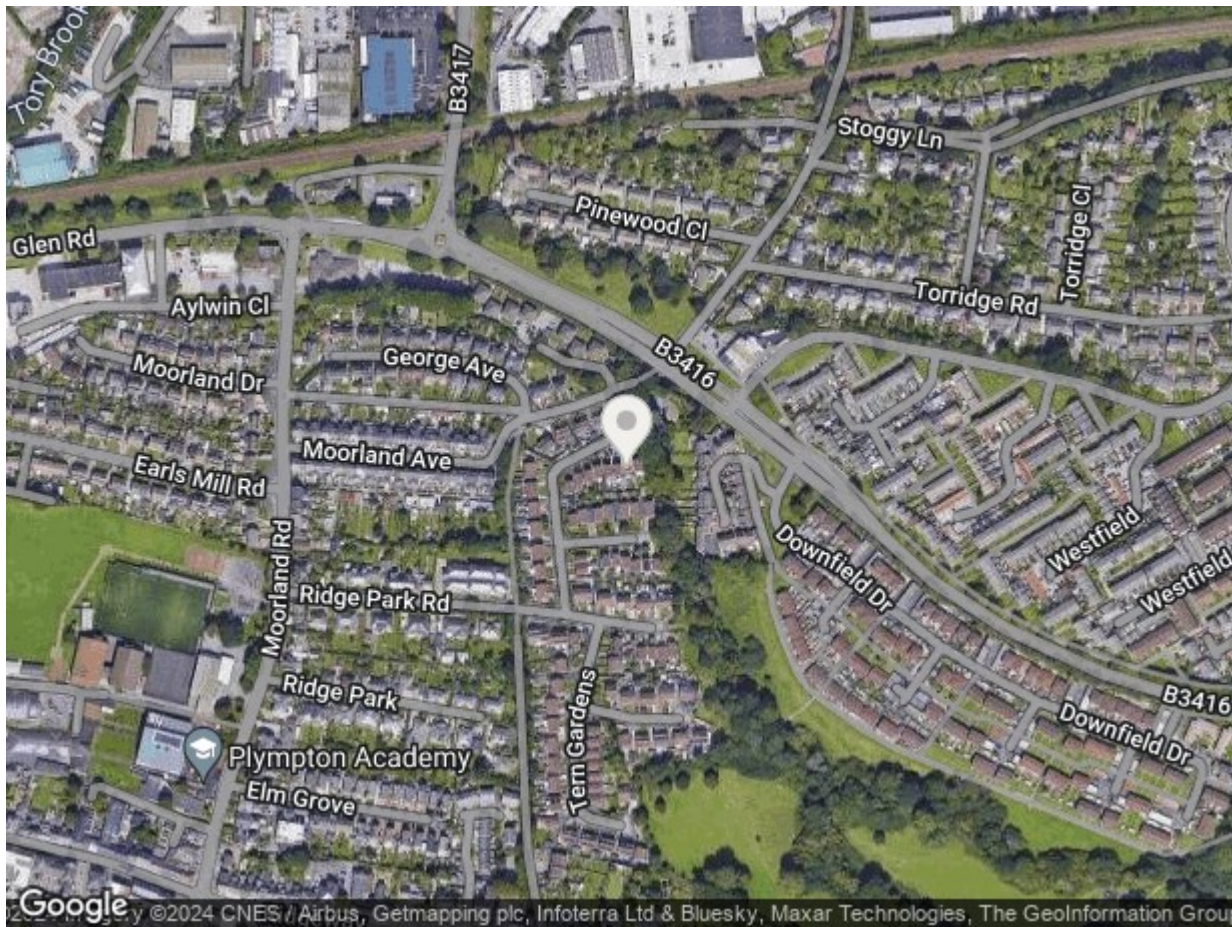
To the front of the property is a generous amount of off road parking and driveway that leads along the side of the house to the garage. The rear garden is enclosed with a level lawn and patio area. Access can be gained to the rear of the garage.

Large Garage: 6.83m x 2.56m (plus additional workshop area) (22'4" x 8'4" (plus additional workshop area))

Garage has power and lighting and up and over door.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(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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