

£260,000



7 VILLAGE DRIVE, ROBOROUGH VILLAGE, PLYMOUTH PL6 7PB

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A three bedroom end terrace property situated in a highly sought after location offering easy access to local amenities, standing on a level, landscaped south facing plot. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises; entrance hall, lounge, fitted kitchen and conservatory on the ground floor. On the first floor a landing leads to a modern shower room and three bedrooms. Externally there are low maintenance landscaped front and rear gardens, a garage and driveway. The property also benefits from PVCu double glazing, electric heating and solar panels an economic Sunflow heating system and Sunamp heat battery for hot water. An internal viewing is highly recommended to truly appreciate this delightful family home.

The living accommodation.
Approached via a PVCu double glazed door to.

ENTRANCE HALL

PVCu double glazed window to front, stairs to first floor, door to.

LOUNGE

PVCu double glazed window to front, built in storage cupboard, wall mounted electric heater, sliding door to.

KITCHEN

Roll edged worksurfaces with cupboards and drawers under and matching wall units, single drainer sink unit with detachable mixer tap, plumbing for dishwasher, electric cooker point, tiled splashbacks, PVCu double glazed window to rear, PVCu double glazed French doors to.

CONSERVATORY

Part brick conservatory with French doors leading to the rear garden.

FIRST FLOOR LANDING

Access to loft, built in storage cupboard, door to.

BEDROOM ONE

PVCu double glazed window to front, built in wardrobes, electric heater.

BEDROOM TWO

PVCu double glazed window to rear, built in storage, electric heater.

BEDROOM THREE

PVCu double glazed window to rear, built in storage, electric heater.

SHOWER ROOM

Matching suite comprising panelled shower cubicle with inset rain head shower, low level w.c, wash hand basin with storage cupboards under, wall mounted electric heater, PVCu double glazed window to rear.

EXTERNALLY

Front - Driveway providing parking for one car leads to garage with adjacent low maintenance lawn a gate leads to a shared parking area at the side of the property.

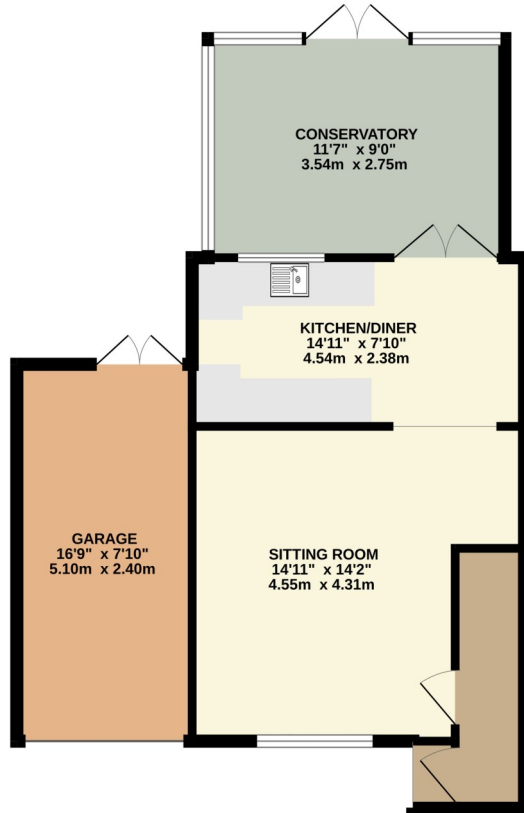
Rear - Patio area with pergola leads to a south facing artificial lawned garden with a host of established plants and shrubs enclosed by fence boundaries.

GARAGE

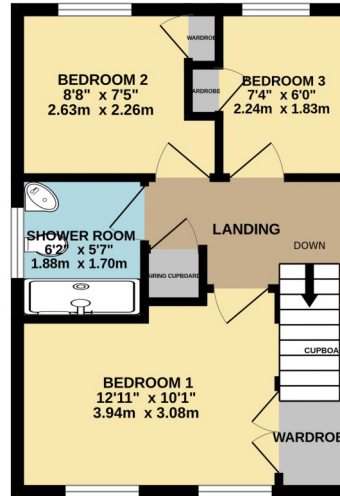
Metal up and over door, power and light connected, plumbing for washing machine, PVCu double glazed doors to the rear garden.



GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
322 sq.ft. (29.9 sq.m.) approx.



TOTAL FLOOR AREA : 926 sq.ft. (86.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, solar panels, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'B' for council tax purposes and the amount payable for the year 2025/2026 is £1922.74 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2023.

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