



# Robert Williams

SALES | LETTINGS | AUCTIONS

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**Guide Price Range**

£180,000 - £200,000

**Freehold**

Kitter Drive

Plymouth

Devon

PL9 9UJ

## Kitter Drive, Plymouth

A two bedroom mid terraced house in Plymouth, conveniently located close to local amenities with private garden and off road parking.

No onward chain.

# The situation...

The property is conveniently located in the area of Plymstock, a commuter suburb of Plymouth, and is just a 20 minute drive to the city centre. There are plenty of local amenities in close proximity including the Broadway Shopping Centre, and there are regular bus services to Plymouth City Centre and the South Hams.

Jennycliff Beach is less than a 10 minute drive from the property from which you can explore the miles of South West coastal path.

For getting further afield, the A38 is just a 15 minute drive from the property.



## Key Points

**Local Authority:** Plymouth City Council

**Council Tax Band:** C

**Heating:** Gas Central Heating

**Services:** Mains water and drainage

**EPC Rating:** TBC

- 2 Double Bedrooms
- Double Glazing
- Gas central heating
- Private garden
- Off road parking
- No onward chain

# The Property...

As you enter the property through the porch you come into the hallway which leads into the open living/dining room. This is a great size room with sliding doors at the rear which open out onto the rear garden and let in plenty of natural light. The kitchen is fitted with a stainless steel sink unit, rolled edge work tops with tiled surround and matching wall and base units.

On the first floor are the two double bedrooms and the bathroom. The bathroom has a coloured suite comprising of a panelled bath with electric shower over, Wash hand basin, and WC.

To the front of the property is a laid to lawn garden and an offroad parking space. At the rear of the house there is a private enclosed garden which is partially paved and partially laid to lawn.



# Time to find out more...

Call: 01392 204800  
 Web: [www.robertwilliams.co.uk](http://www.robertwilliams.co.uk)  
 Visit: 2 Southernhay West, Exeter, EX1 2RR

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## Kitter Drive

Approximate Gross Internal Area = 57.6 sq m / 620 sq ft

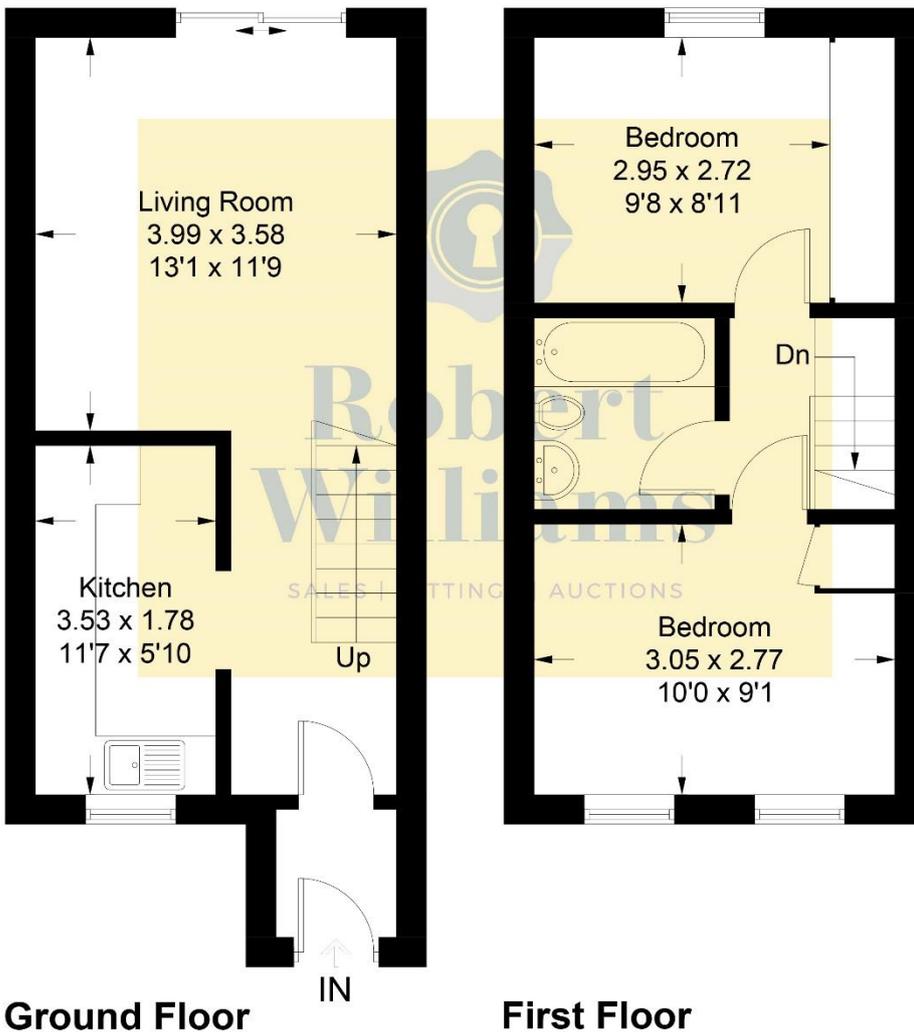


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID984933)



### Important information / Consumer Protection from Unfair Trading Regulations 2008

The selling agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller, as the Agent has not had sight of the title documents. Fixtures and fittings shown in photographs must be assumed not to be included in a sale (the sellers will complete a form detailing all fixtures and fittings that will be included prior to exchange of contracts). A Buyer is strongly advised to obtain verification from their Solicitor or Surveyor on all of these points prior to proceeding with a purchase. Buyers are also strongly advised to check the availability of any property before embarking on any journey to view.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		