



15 MEADOW VIEW ROAD

PLYMPTON, PLYMOUTH, PL7 4JT

OIEO £599,950
FREEHOLD

Situated in a popular cul-de-sac close to the centre of Plympton is this unique and delightful 1930's 4 bedroom detached home. The property boasts many benefits with off road parking for numerous vehicles, larger than average garage and a fabulous mature garden area with veg and fruit plot. The spacious accommodation comprises of lounge/diner, kitchen/diner/breakfast room, study, four bedrooms (master en-suite), balcony and family shower room. A one off property that should not be missed, an internal viewing is highly advised.



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- 1930's Detached House
- Office/Study & W.C
- Well maintained good size garden
- Internal viewing advised on this unique house.
- Four Bedrooms (master en-suite)
- Driveway with ample Parking
- Large single garage with pit



Entrance:

uPVC double glazed door into:

Porch:

uPVC double glazed windows to the side and further part glazed wooden door into:

Hallway:

Stairs rising to first floor, doors to downstairs rooms and W.C. Further doors to under stairs storage.

Lounge/Diner: 9.14m x 4.70m max (29'11" x 15'5" max)

Two uPVC double glazed bay windows to each corner and two sets of French doors onto decking at the front. Feature log burning fire and three radiators.

W.C:

Low flush W.C, wash hand basin with tiled splash back.

Kitchen/Diner/Breakfast Room: 6.47m max x 7.24m max (21'2" max x 23'9" max)

L-Shape Room:

Kitchen Area: Tiled flooring, uPVC double glazed window to the rear and skylight dome window to the ceiling. Wall and floor mounted units with

granite worktops, breakfast bar and tiling to splash back areas. Bowl and a half drainer sink unit with mixer tap over, induction hob with extractor over and eye level double oven. Integrated dishwasher and space for American style fridge/freezer. Further worktop and storage running along through to the dining area.

Dining Area: Tiled Flooring, uPVC double glazed French doors to the rear garden and further door through to:

Office/Study: 2.68m x 2.30m (8'9" x 7'6")

uPVC double glazed window to the rear and radiator.

First Floor Landing:

Gallery style landing with uPVC double glazed window to the side, sliding doors to storage cupboard and further door to storage cupboard housing boiler. Doors to:

Bedroom 1: 4.16m x 3.66m (13'7" x 12'0")

uPVC double glazed bay window to the corner and uPVC double glazed doors onto balcony area. Radiator and door into:

En-suite:

Tiling to all walls, corner panelled bath, wash hand basin and low flush W.C.

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Bedroom 2: 4.16m x 3.66m (13'7" x 12'0")

uPVC double glazed bay window to the corner and uPVC double glazed doors to the balcony area.

Bedroom 3: 3.06m x 2.99m (10'0" x 9'9")

Dual aspect room with uPVC double glazed windows to the side and rear. Radiator.

Bedroom 4: 2.66m x 2.31m (8'8" x 7'6")

uPVC double glazed window to the rear and radiator.

Shower Room:

uPVC obscure double glazed window to the rear. Double shower cubicle with glazed screens and shower boarding, vanity cupboards with wash hand basin and low flush W.C and tiling to splash back areas.

Outside:

To the front of the property is a stone chipped area and a decking area leading out from the lounge and access from both sides to the rear, To one side is a brick paved driveway offering ample parking leading to a larger than average single garage. To the rear is a patio seating area with a few steps leading to a fabulous well maintained

lawned garden with mature shrubs, bushes and trees leading to a veg/fruit plot and a further brick paved patio area and a timber greenhouse. To the side of the garden is access to the drive and garage.

Garage: 6.06m x 4.10m (19'10" x 13'5")

Roller power door, power, lighting and inspection pit.

Material Information

- * Council Tax Band - E Annual Cost £2707.00
- * Mains gas, electric, sewage and water, Gas Central Heating,
- * Parking - Driveway, Parking & Garage
- * Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- * Mobile (voice) EE-Likely, Three-Likely, 02-Likely, Vodafone-Likely
- * Mobile (data) EE-Likely, Three-Likely, 02-Likely, Vodafone-Limited
- * Flood Risk - Very Low





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ADDITIONAL INFORMATION

Local Authority – Plymouth City Council

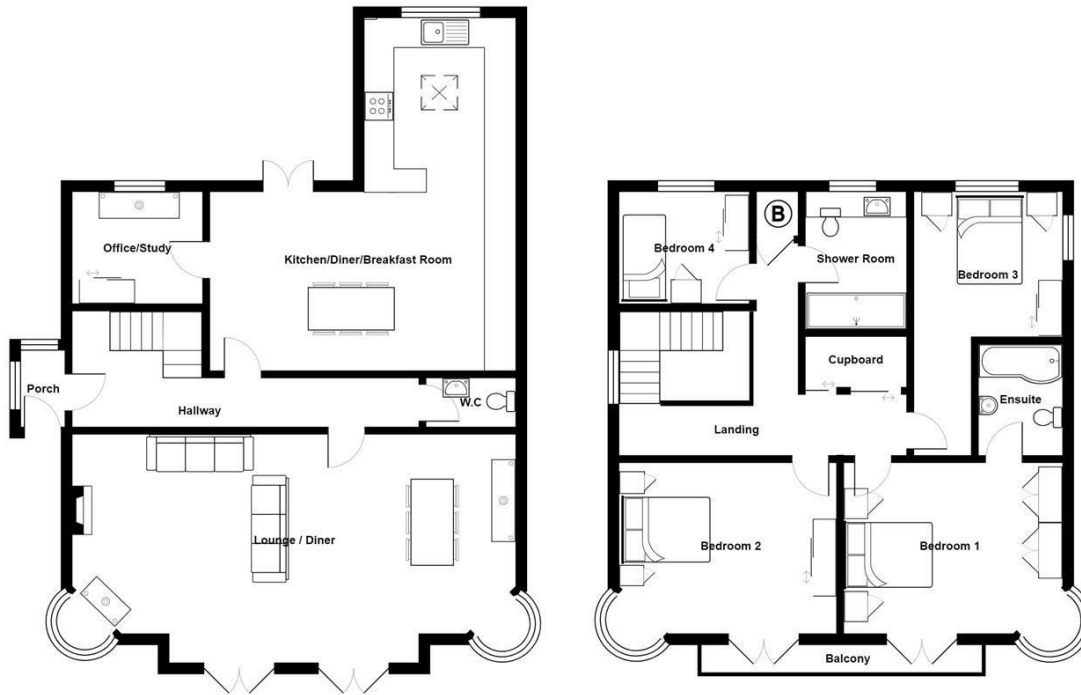
Council Tax – Band E (£2707.00)

Viewings – By Appointment Only

Floor Area – 1966 Sq Ft Approx

Tenure – Freehold





Total Area: 182.6 m² ... 1966 ft² (excluding balcony)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	77
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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