



**£385,000 FREEHOLD**

**3 bedrooms, semi-detached, double garage and off-road parking, generously sized level garden, highly desirable location, gas central heating and UPVC double glazing**

**OUTLAND ROAD, MILEHOUSE, PLYMOUTH**

**EPC = C**

## PROPERTY DETAILS

Set in a highly **DESIRABLE** location is this **SPACIOUS** 3 bedroom semi-detached **FAMILY** home, built in the 1930's. Perfectly positioned opposite **CENTRAL PARK** and **HOME PARK** football ground, close to sought after **SCHOOLS**, shops and great **TRANSPORT** links, this property benefits from a **DOUBLE** garage, off road parking and a generous sized rear level garden, suitable for an expanding family. This fantastic home presents itself with plenty of opportunity to make a beautiful dwelling that you can really call your home.

### COUNCIL TAX BAND – C

Leaded light glazed panel door to;

#### **ENTRANCE PORCH**

Ceramic tiled flooring, panelled radiator, half glazed door to;

#### **ENTRANCE HALL**

Stairs to first floor with wooden balustrade, doors lead from the landing providing access to all ground floor rooms.

#### **LOUNGE**

**14'1 into bay x 12'7 (4.30m x 3.85m)**

Ornate fire surround with inset electric fire on raised marble hearth, double panelled radiator, coving to ceiling, UPVC double glazed bay window to front elevation. Archway to;

#### **DINING ROOM**

**13'5 x 12'8 (4.09m x 3.86m)**

Panelled radiator, UPVC double glazed French doors to;

#### **CONSERVATORY**

**10' x 7'3 (3.07m x 2.23m)**

UPVC double glazed construction with matching French doors to rear garden.

#### **KITCHEN**

**12'4 x 9'3 (3.76m x 2.84m)**

Fitted with a range of white shaker style base and eye level units, granite effect worktops, inset one and a half bowl, single drainer, stainless steel sink unit with mixer tap, integrated double oven and 4 ring electric hob with extractor over, panelled radiator, built-in pantry cupboard housing wall mounted gas boiler providing hot water and central heating, ceramic tiled flooring, UPVC double glazed window to rear elevation. Door to;

#### **GARAGE**

Double garage. Remote control roller door, power and light connected. Archway to outer hallway providing access to;

#### **UTILITY ROOM**

**7'5 x 5'11 (2.25m x 1.82m)**

Plumbing for washing machine, space for tumble dryer, single bowl, single drainer, stainless steel sink unit with cupboards under and eye level cupboards over, space for a fridge freezer.

#### **CLOAKROOM**

Low level WC, opaque UPVC double glazed window to rear elevation.

## **FIRST FLOOR**

### **LANDING**

Access to loft space, UPVC double glazed windows to front and side elevation, doors lead off the landing providing access to all first floor rooms.

### **BEDROOM ONE**

**14'11 into bay x 11'8 (4.55m x 3.57m)**

Range of fitted bedroom furniture incorporating 2 double wardrobes, bedside cabinets and storage cupboards over bed recess. Panelled radiator, UPVC double glazed bay window to front elevation.

Door to;

### **EN-SUITE SHOWER ROOM**

**7'5 x 4'7 (2.26m x 1.41m)**

Corner glazed shower cubicle with electric shower, low level WC, vanity wash hand basin with storage cupboards under and tiled surround, panelled radiator, shaving socket.

### **BEDROOM TWO**

**9'11 x 8'7 (3.04m plus wardrobe x 2.63m)**

Panelled radiator, UPVC double glazed window to rear elevation, range of fitted wardrobes.

### **BEDROOM THREE**

**9'4 x 7'4 (2.86m x 2.25m)**

UPVC double glazed window to rear elevation, panelled radiator.

### **SHOWER ROOM**

**9'3 x 5'6 (2.84m x 1.69m)**

Modern white suite comprising glazed double shower cubicle with electric shower, being fully tiled, vanity wash hand basin, low level WC, panelled radiator, fully tiled walls, 2 opaque UPVC double glazed windows to side elevation.

### **OUTSIDE**

The front of the property is a gravelled driveway providing off-road parking and servicing the garage. To the rear of the property is a generously sized enclosed level garden, being laid largely to lawn, with patio area and housing a useful workshop/storage room.

### **SERVICES**

All main services are connected to the property.

### **VIEWING**

Strictly by prior appointment through Swift Estate Agents.

The accommodation in more detail comprises (all internal measurements are approximate to within 7.5cms / 3" only)

#### **The Consumer Protection Regulations**

Swift Estate Agents act for themselves and for the Vendors of this property whose agents they are give notice that:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. 2. The descriptions, dimensions & references to conditions and necessary permissions of use and occupation and any indication of how various improvements may benefit this property and any other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employ of Swift Estate Agents has any authority to make or give any representation or warranty whatsoever in relation to this property.

Please note that these particulars have been prepared by us on the basis of the information provided to us by our client. We have not tested the electrical, gas and other appliances within the property, including, where applicable, central heating. Any prospective purchaser should make their own enquiries. The enforceability and validity of any guarantee cannot be confirmed by the agents, even though these documents may exist. No warranty is given. All measurements and distances are approximate.



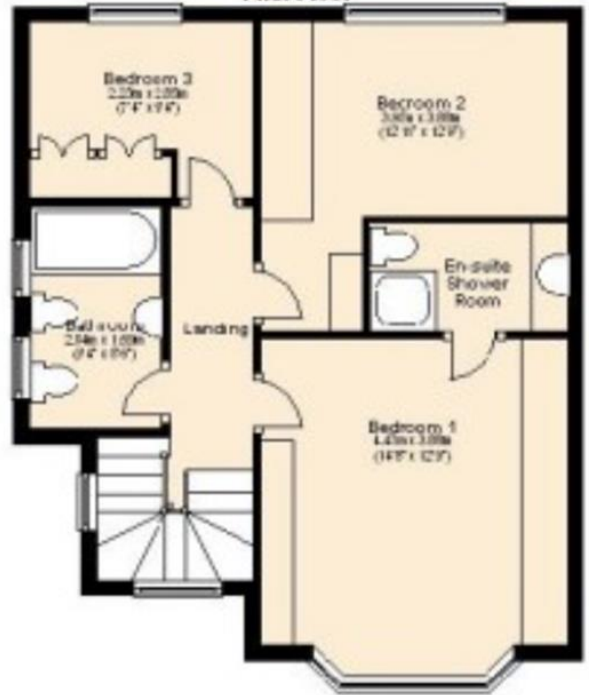
All measurements have been taken using a sonic tape measure and therefore, may be subject to a small margin of error. Fixtures, fittings and all other items are not included in the sale. If there is any aspect of these particulars that you wish clarified or that you find misleading, please contact our office where further information is available.



Ground Floor



First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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