



## 36 Market Road

Plympton, Plymouth, PL7 1QW

£450,000



Exceptional opportunity to acquire this period detached cottage in a lovely setting enjoying a large private west-facing rear garden. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, lounge, separate sitting room, conservatory, formal dining room, kitchen, 4 bedrooms, family bathroom & master ensuite shower room plus 2 large attic rooms. Brick-paved driveway & detached garage. No central heating, gas-fired Rayburn & uPVC double-glazing. No onward chain.



## MARKET ROAD, PLYMPTON, PL7 1QW

### ACCOMMODATION

Front door opening into the entrance vestibule.

### ENTRANCE VESTIBULE

Leading to the entrance hall.

### ENTRANCE HALL 25'3 x 4'4 at widest point (7.70m x 1.32m at widest point)

Providing access to the ground floor accommodation. Staircase ascending to the first floor.

### LOUNGE 15'1 x 14'9 (4.60m x 4.50m)

Window to the front elevation. Chimney breast with built-in storage either side. Stone-built fireplace. Opening through to the sitting room.

### SITTING ROOM 15'6 x 12'9 (4.72m x 3.89m)

Arched display alcoves with shelving either side of the chimney breast. Stone-built fireplace with a fitted gas fire. Double doors opening into the conservatory.

### CONSERVATORY 11'9 x 8'9 (3.58m x 2.67m)

Constructed in uPVC double-glazing beneath a pitched roof. Tiled floor. Views over the garden.

### DINING ROOM 14'6 x 11'6 (4.42m x 3.51m)

Window to the front elevation. Display alcoves and cupboards with shelving either side of the chimney breast. Stone fireplace with a fitted gas fire. Pantry-style cupboard with shelving. Doorway leading to the kitchen.

### KITCHEN 14'3 x 8'1 (4.34m x 2.46m)

Fitted with a range of base and wall-mounted cabinets with matching work surfaces and tiled splash-backs. Breakfast bar. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill with a separate inset hob. Gas-fired Rayburn providing the domestic hot water. Space for free-standing fridge-freezer in an arched alcove. Space for further appliances beneath the work surface. Window to the rear elevation overlooking the garden.

### REAR PORCH 5'2 x 5'2 (1.57m x 1.57m)

Pitched roof. Tiled. Window to the rear elevation. Doorway leading to the garden. Doorway opening into the downstairs cloakroom/wc.

### DOWNSTAIRS CLOAKROOM/WC 5'2 x 4'5 (1.57m x 1.35m)

Comprising a pedestal basin and wc. Electric heated towel rail/radiator. Tiled floor. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Doorway concealing the staircase to the attic rooms.

### BEDROOM ONE 13'2 x 12'7 (4.01m x 3.84m)

Window to the rear elevation with lovely views over the garden. Doorway opening to the ensuite shower room.

### ENSUITE SHOWER ROOM 9'4 x 6'5 (2.84m x 1.96m)

Comprising a large walk-in shower with a curved glass screen, wc and basin with storage beneath. Wall-mounted cabinet above to match with mirror and lighting. Cupboard with shelving and hanging rail. Heated towel rail/radiator. Wall-mounted electric fan heater. Fully-tiled walls. Obscured window to the rear elevation.

### BEDROOM TWO 15'6 x 12'4 (4.72m x 3.76m)

Chimney breast with storage and shelving either side. Window to the front elevation.

### BEDROOM THREE 12'6 x 11'5 (3.81m x 3.48m)

Recessed cupboard and wardrobe. Window to the front elevation.

### BEDROOM FOUR 10'10 x 7'3 (3.30m x 2.21m)

Window to the front elevation.

### BATHROOM 14'3 x 8' (4.34m x 2.44m)

Comprising a bath, double-sized enclosed tiled shower wc, basin and bidet. Storage cupboard with shelving. Airing cupboard with slatted shelving and housing the hot water cylinder. Electric heated towel rail/radiator. Obscured window to the rear elevation.

### ATTIC ROOM ONE 20'9 x 13' (6.32m x 3.96m)

Velux-style window to the rear elevation. Feature exposed beams. Doorway to attic room two.

### ATTIC ROOM TWO 20'9 x 20'2 (6.32m x 6.15m)

Eaves access. Velux-style window to the rear elevation. Feature exposed beams.

### GARAGE 17' x 10'10 measured externally (5.18m x 3.30m measured externally)

A detached garage with timber double doors. Side access door and a window to the side elevation. Power.

### OUTSIDE

A brick-paved driveway runs alongside the cottage providing off-road parking and access to the garage. The rear garden enjoys a westerly aspect and is mainly laid to lawn together with patio areas, mature planting, timber shed, greenhouse and a brick-built barbecue.

### COUNCIL TAX

Plymouth City Council  
Council tax band E

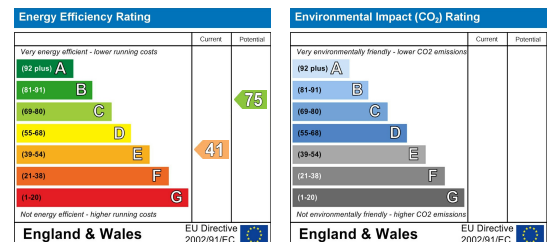
## Area Map



## Floor Plans



## Energy Efficiency Graph



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