



## 6 Rock Terrace

Plympton, Plymouth, PL7 1QF

Offers In The Region Of £220,000



Characterful end-terraced family home situated in an historic part of Plympton, briefly comprising an entrance hall, lounge, kitchen/diner & ground floor shower room together with 3 bedrooms & master ensuite. There are gardens to the front & rear. No chain.



## ROCK TERRACE, PLYMPTON, PLYMOUTH PL7 1QF

### ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 15'5" x 5'4" (4.70 x 1.65)

Doors providing access to the lounge, kitchen/diner and shower room. Storage cupboard. Stairs ascending to the first floor landing with storage beneath.

### LOUNGE 12'1" x 11'1" (3.70 x 3.38)

Multi-fuel burner set into fireplace with a polished stone hearth. uPVC double-glazed window to the front elevation.

### KITCHEN/DINER 16'4" x 11'0" (4.98 x 3.36)

Fitted with a range of matching base and wall-mounted units incorporating square-edged wooden work surfaces with inset Belfast sink and mixer tap. Integrated dishwasher. Space for Rangemaster oven. Space for washing machine. Space for fridge/freezer. uPVC double-glazed window to the rear elevation. uPVC double-glazed door opening to the rear garden.

### SHOWER ROOM 7'0" x 5'4" (2.15 x 1.65)

Matching suite comprising corner shower unit with mains-fed shower, vanity wash handbasin with storage unit below and mixer tap and concealed cistern wc. Chrome heated towel rail. White heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

### FIRST FLOOR LANDING 6'10" x 2'9" (2.10 x 0.84)

Doors providing access to the first floor accommodation. Loft access hatch.

### BEDROOM ONE 12'11" x 11'0" (3.94 x 3.37)

uPVC double-glazed window to the front elevation. Sliding door opening to the ensuite.

### ENSUITE 4'8" x 3'1" (1.43 x 0.96)

Corner shower unit with mains-fed waterfall shower, inset wash handbasin with mixer tap and concealed cistern wc.

### BEDROOM TWO 11'2" x 9'7" (3.42 x 2.93)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 7'10" x 7'0" (2.39 x 2.14)

uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via concrete steps leading to the front door, bordered by areas of lawn, with raised planters, and enclosed by fencing. The rear garden includes an enclosed area laid to block paving with a wooden gate providing access to the side service lane and a pergola leading into an area laid to artificial lawn, with a storage shed to the rear.

### AGENT'S NOTE

Plymouth City Council  
Council Tax Band: B

### Area Map



### Floor Plans

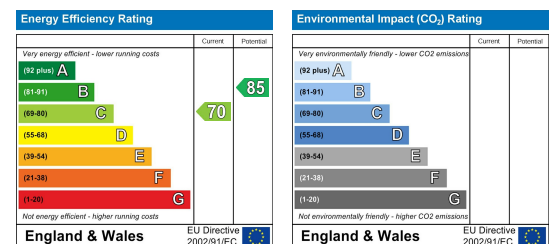
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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