



35 Torridge Road

Plympton, Plymouth, PL7 2DQ

£325,000



Extended semi-detached Truscott-built family home is situated in the heart of Plympton, with accommodation briefly comprising an entrance porch & hall, lounge & separate dining area, kitchen & downstairs wc together with 3 bedrooms & a family bathroom. Outside, to the front there is an integral garage & a driveway providing off-street parking for 3 vehicles & to the rear, a very well-presented garden. Offered with no onward chain.



TORRIDGE ROAD, PLYMPTON, PLYMOUTH, PL7 2DQ

ACCOMMODATION

uPVC double-glazed patterned-glass front door opening into the entrance porch.

ENTRANCE PORCH 6'8" x 4'0" (2.04 x 1.23)

Wooden door with inset glass paneling opening into the entrance hall. uPVC double-glazed window to the side elevation.

ENTRANCE HALL 5'2" x 2'11" (1.60 x 0.89)

Door leading into the lounge. Stairs ascending to the first floor landing.

LOUNGE 20'10" x 10'9" (6.36 x 3.30)

Gas fireplace inset into polished stone hearth with surround and mantel. Sliding door leading into the dining room. uPVC double-glazed sliding patio door leading out to the patio. uPVC double-glazed window to the front elevation.

DINING ROOM 11'8" x 9'1" (3.56 x 2.77)

Open plan access into the kitchen. Door accessing the garage. uPVC double-glazed windows to the side elevation.

KITCHEN 12'6" x 9'3" (3.82 x 2.84)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate worktop and inset NEFF hob with extractor over with stainless-steel sink and mixer tap. Integral oven and grill. Spaces for washing machine, tumble dryer and under-counter fridge. uPVC double-glazed door leading to the side walkway. Dual aspect with uPVC double-glazed windows to the side and rear elevation.

LANDING 9'3" x 7'4" (2.83 x 2.25)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the rear elevation.

BEDROOM ONE 11'10" x 9'10" (3.61 x 3.02)

Fitted wardrobes, vanity unit and drawers. uPVC double-glazed window to the front elevation.

BEDROOM TWO 10'11" x 10'2" (3.35 x 3.11)

Fitted wardrobes, vanity unit and drawers. Over-stairs storage cupboard. Up-&-over hatch to the insulated loft. uPVC double-glazed window to the front elevation.

BEDROOM THREE 10'3" x 7'7" (3.13 x 2.33)

Fitted wardrobes, vanity unit and drawers. uPVC double-glazed window to the rear elevation.

BATHROOM 9'2" x 5'5" (2.81 x 1.66)

Fitted with a matching suite comprising white panelled bath with electric shower, pedestal wash handbasin with mixer tap and close-coupled wc. Dual aspect with obscured uPVC double-glazed windows to the side and rear elevations.

GARAGE 16'1" x 8'6" (4.91 x 2.61)

Double door. Power & lighting. uPVC double-glazed window to the side elevation. Door into the wc.

WC 5'0" x 2'4" (1.54 x 0.73)

Low-level wc. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for 3 vehicles bordered by decorative plants and a flower bed. To the rear, the garden is enclosed, with a patio area on the lower level and an area of lawn bordered by mature shrubs and flowers on the other level.

AGENT'S NOTE

Plymouth City Council
Council Tax Band: C

Mains electricity and gas
Mains water and sewerage

Area Map

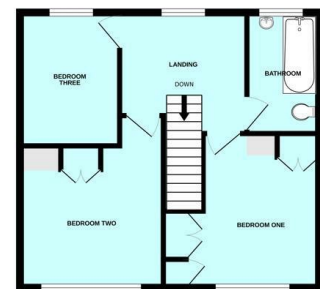


Floor Plans

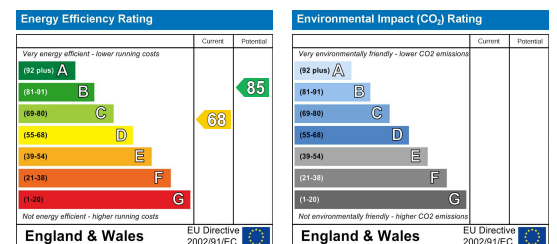
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.