



35 Torridge Road

Plympton, Plymouth, PL7 2DQ

£285,000



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

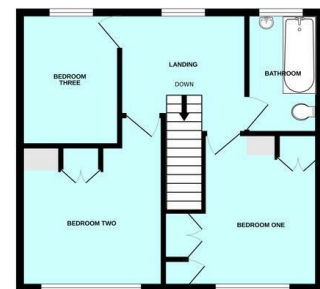


Floor Plans

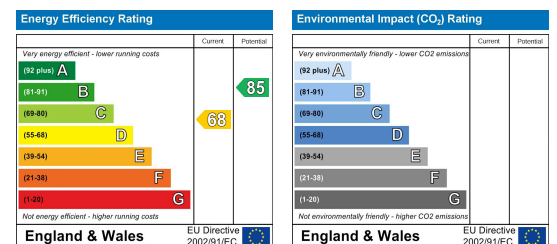
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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