







UNDERWOOD ROAD, PLYMPTON, PLYMOUTH PL7 1SZ

**ACCOMMODATION**

Wooden door opening into the entrance porch.

**ENTRANCE PORCH**

3'7" x 3'2"

Wooden door with inset patterned glass opening into the entrance hall.

**ENTRANCE HALL**

26'4" x 3'7"

Doors providing access to the lounge, snug, kitchen/diner and utility room. uPVC double-glazed door providing access to the rear garden. Stairs ascending to the first floor landing with storage beneath. Solid wood flooring and exposed wooden beams.

**LOUNGE**

14'11" x 14'4"

Feature inset electric imitation wood-burner set onto a polished stone hearth with surround and mantel. Beautifully-presented exposed brickwork and exposed wooden beams. uPVC double-glazed bay window to the front elevation.

**SNUG**

15'0" x 12'2"

Open fireplace set onto a stone hearth with wooden floating mantel. Exposed brickwork. uPVC double-glazed bay window to the front elevation. Exposed wooden beams.

**KITCHEN**

17'8" x 17'2"

A beautifully-fitted country-style kitchen with lots of natural light and with a range of base and wall-mounted units incorporating an island with breakfast bar, with square-edged wooden worktops throughout. Integrated dishwasher. Space for an Aga with mosaic tiled surround. Inset twin Belfast sink with mixer tap. Space for American-style fridge/freezer. Wall-mounted display cabinets. Exposed wooden beams and ceiling spotlighting. Stone floor tiling. 2 uPVC double-glazed windows to the rear elevation. Boiler housed within one of the wall units with external ventilation.

**UTILITY**

9'3" x 5'5"

Door opening into the downstairs shower room. Roll-edged wooden worktop with spaces for washing machine and tumble dryer beneath. Full-height storage cupboards. Continuation of the stone floor tiling.

**SHOWER ROOM**

5'7" x 4'9"

Fitted corner shower cubicle with mains-fed shower and curved sliding door, pedestal wash handbasin and close-coupled wc. Obscured uPVC double-glazed window to the rear elevation. Continuation of the stone floor tiling. Extraction vent.

**FIRST FLOOR LANDING**

29'8" x 8'11"

Doors providing access to the first floor accommodation. Door opening to stairs which ascend to bedroom three. uPVC double-glazed window to the rear elevation.

**BEDROOM ONE**

16'2" x 15'1"

A spacious room including a range of built-in wardrobes with drawer storage beneath. 2 uPVC double-glazed windows to the rear elevation.



#### BEDROOM TWO

15'2" x 13'5"

Another spacious room with a uPVC double-glazed bay window to the front elevation.

#### BEDROOM FOUR

15'4" x 8'11"

Open fireplace with surround and wooden mantel. uPVC double-glazed bay window to the front elevation.

#### BATHROOM

10'8" x 9'6"

A stunning bathroom including a claw-footed bath with contemporary mixer taps, a fully-tiled walk-in shower cubicle with waterfall shower, a contemporary rectangular wall-mounted wash handbasin and mixer tap and a close-coupled wc. Chrome heated towel rail. Double storage cupboard with sliding doors. Wood-effect laminate flooring. Obscured uPVC double-glazed window to the rear elevation.

#### SECOND FLOOR

##### BEDROOM THREE

22'0" x 11'6"

A spacious, light and airy room with wooden-framed Velux windows to the front and rear elevations. Door opening to a storage room. Eaves storage to either side.

##### STORAGE ROOM

11'6" x 8'5"

This room could potentially be used as an ensuite subject to necessary planning consent. Wooden-framed Velux window to the rear elevation.

#### OUTSIDE

Immediately to the front of the property there are 2 off-road parking spaces in turn leading to steps which ascend to the front door. The enclosed rear garden is well kept and tiered with the first laid to stone chippings with various plants/shrubs and steps leading up to a paved patio area - perfect for entertaining - in turn leading to the main area of lawn, also with various shrubs and bushes and housing a storage shed.

#### COUNCIL TAX

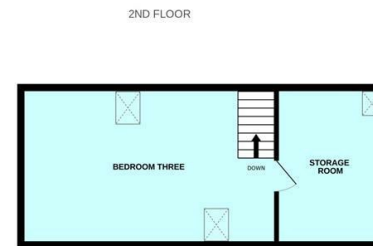
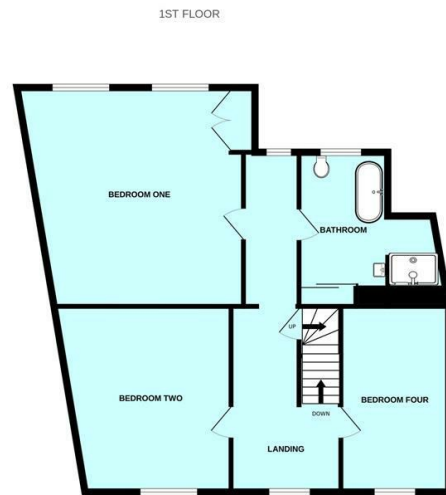
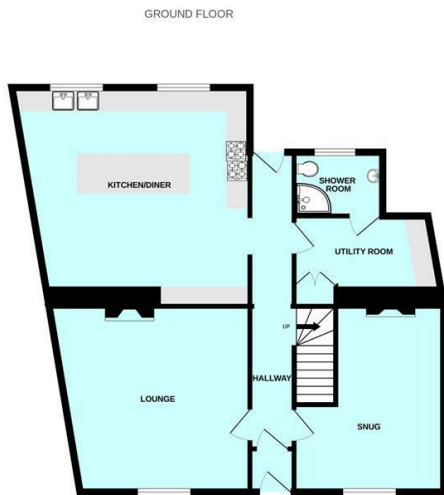
Plymouth City Council

Council Tax Band: C

#### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	73	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

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