



18 Moorland Road

Plympton, Plymouth, PL7 2BH

Offers Over £385,000



This spacious period family home is situated in the heart of Plympton. The property briefly comprises entrance porch, hall, lounge, dining room, kitchen, utility and wc to the ground level. Upstairs we have five bedrooms, two of which having ensuite facilities, bathroom and separate wc. Outside the property to the fore benefits from off street parking for several vehicles as well as a low maintenance rear garden, perfect for entertaining. Schools and shopping centre within walking distance .



MOORLAND ROAD, PLYMPTON, PLYMOUTH PL7 2BH

ACCOMMODATION

Composite front door, with inset obscured uPVC double-glazed panel, opening into the entrance porch.

ENTRANCE PORCH 4'10" x 3'11" (1.48 x 1.21)

Wooden door opening into the entrance hall. uPVC double-glazed window to the front elevation.

ENTRANCE HALL 29'4" x 6'3" (8.95 x 1.92)

Doors opening to the downstairs wc, lounge, dining room and the kitchen/utility area. Stairs ascending to the first floor landing with storage cupboards beneath.

LOUNGE 18'7" x 15'7" (5.68 x 4.75)

Feature fireplace with inset fire and ornate surround, slate hearth and wooden mantel (not operational). uPVC double-glazed bay window to the front elevation.

DINING ROOM 14'7" x 13'3" (4.45 x 4.04)

Feature wood-burner set onto a stone hearth with surround and wooden mantel (not operational). uPVC double-glazed window to the rear elevation.

KITCHEN 19'5" x 11'0" (5.92 x 3.37)

White base units with rose gold handles and square-edged composite worktops. Spaces for a Rangemaster and an American-style fridge/freezer. Open plan access into the utility area. uPVC double-glazed window to the side elevation. uPVC double-glazed door opening to the garden.

UTILITY ROOM 11'3" x 8'0" (3.44 x 2.44)

Matching white base and wall-mounted units with rose gold handles and black roll-edged composite worktop. Spaces for washing machine and tumble dryer. uPVC double-glazed sliding patio doors opening to the garden. Wall-mounted boiler.

DOWNSTAIRS WC 4'3" x 3'3" (1.32 x 1)

Low-level wc and compact wash handbasin with mixer tap set into a unit. Obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 34'3" x 5'11" (10.45 x 1.81)

Doors providing access to the first floor accommodation. Drop-down access hatch to the loft. Wooden-framed single-glazed window to the rear elevation, elevated to maximise natural light.

BEDROOM ONE 18'4" x 12'6" (5.61 x 3.83)

Feature fireplace with stone hearth, wooden surround and mantel. uPVC double-glazed bay window to the front elevation. Door opening to the ensuite.

ENSUITE 9'3" x 4'4" (2.83 x 1.34)

Walk-in shower with mains-fed waterfall attachment, contemporary worktop-mounted glass handbasin with mixer tap and concealed cistern wc. Extractor fan.

BEDROOM TWO 14'8" x 12'4" (4.48 x 3.78)

Built-in wardrobe uPVC double-glazed window to the rear elevation. Access to the ensuite.

ENSUITE AREA

Enclosed shower unit, wash handbsin set into a storage unit with mixer tap and close-coupled wc.

BEDROOM THREE 11'2" x 10'4" (3.42 x 3.16)

uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 10'4" x 7'1" (3.17 x 2.18)

uPVC double-glazed window to the side elevation.

BEDROOM FIVE 11'1" x 6'5" (3.40 x 1.98)

Built-in storage, wardrobes and elevated bed frame with storage beneath. uPVC double-glazed window to the front elevation.

BATHROOM 7'6" x 6'1" (2.29 x 1.87)

Fitted suite comprising panelled bath with mixer tap and shower attachment and pedestal wash handbasin. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 4'10" x 3'4" (1.49 x 1.02)

Close-coupled 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 2 vehicles. The rear garden is mainly laid to patio with a raised decking area - perfect for entertaining. Storage shed. Corner-sited jacuzzi frame with space for a jacuzzi/hot tub. Wooden gate to the rear providing pedestrian access to the lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

PLYMPTON SERVICES

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

WHAT3WORDS

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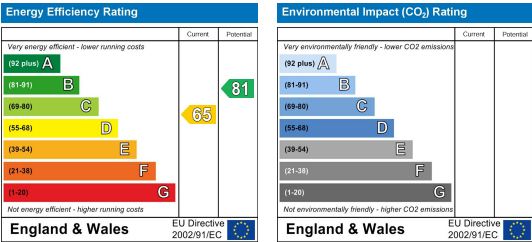
Area Map



Floor Plans



Energy Efficiency Graph



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