



## 6 Grange Road

Plympton, Plymouth, PL7 2HY

**Offers Over £400,000**



Detached Triscott-built family home situated in a very sought-after area. Requiring modernisation the spacious accommodation comprises an entrance porch & hall, lounge & separate dining room, kitchen & downstairs cloakroom with 3 bedrooms, bathroom & separate wc. Outside to the front there is a driveway & a garage together with gardens to the front & a south-facing rear. The property is being offered with no onward chain.



GRANGE ROAD, PLYMPTON, PLYMOUTH PL7 2HY

ACCOMMODATION

uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 8'11" x 3'8" (2.74 x 1.12)

uPVC double-glazed patterned glass windows to the front elevation. Wooden door, with inset patterned glass, opening into the entrance hall.

ENTRANCE HALL 16'3" x 7'9" (4.96 x 2.37)

Doors providing access to the lounge, dining room and kitchen. Stairs ascending to the first floor landing with storage beneath.

LOUNGE 17'1" x 11'10" (5.22 x 3.62)

Gas fire (non operational) set onto a stone hearth with surround and wooden mantel. Dual aspect with double-glazed aluminium-framed windows to the front and side elevations.

DINING ROOM 16'4" x 10'4" (4.98 x 3.15)

Built-in display cabinets with storage beneath. Double-glazed aluminium-framed bay window to the rear elevation.

KITCHEN 13'4" x 8'9" (4.07 x 2.68)

Matching base and wall-mounted units incorporating a square-edged formica worktop with inset stainless-steel sink and mixer tap. Space for fridge, freezer, washing machine, dishwasher and cooker. Pantry. Door opening to the downstairs wc. Double-glazed aluminium-framed window to the rear elevation.

DOWNSTAIRS WC 5'10" x 2'11" (1.79 x 0.89)

Mid-level cistern wc. Obscured double-glazed aluminium-framed window to the side elevation.

FIRST FLOOR LANDING 15'5" x 7'9" (4.72 x 2.37)

Doors providing access to the first floor accommodation. Double-glazed aluminium-framed windows to the front elevation. Drop-down hatch to the loft space.

BEDROOM ONE 17'1" x 11'10" (5.22 x 3.62)

Built-in wardrobes. Dual aspect with aluminium-framed double-glazed windows to the front and rear elevations.

BEDROOM TWO 13'4" x 11'10" (4.08 x 3.62)

Built-in wardrobes. Aluminium-framed double-glazed window to the rear elevation.

BEDROOM THREE 10'2" x 8'9" (3.12 x 2.67)

Built-in wardrobe. Dual aspect with aluminium-framed double-glazed windows to the side and rear elevations.

BATHROOM 5'4" x 5'2" (1.65 x 1.60)

Panelled bath and white pedestal wash handbasin. Obscured aluminium-framed double-glazed window to the side elevation.

SEPARATE WC

Mid-level wc. Obscured aluminium-framed double-glazed window to the front elevation.

OUTSIDE

The property is approached via a concrete driveway leading to the garage. To one side there is an area laid to lawn, bordered by mature shrubs, bushes and trees. There is also a gate on either side of the property providing access to the southerly-facing rear garden. Adjacent to the rear of the property there is an area of paving leading down to areas laid to lawn, with a further patio area in the far corner. The garden houses 2 greenhouses, a pergola and a large storage shed and includes mature shrubs, bushes and trees, bordered by a hedgerow.

GARAGE 16'7" x 8'5" (5.08 x 2.58)

Double garage doors. Power and lighting. Wooden-framed single-glazed window to the side elevation.

COUNCIL TAX PCC

Plymouth City Council  
Council Tax Band: E

SERVICES

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

WHAT3WORDS

///zone.excuse.trash

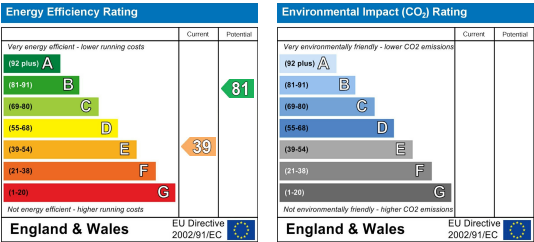
Area Map



Floor Plans



Energy Efficiency Graph



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