



50 Moorland Avenue

Plympton, Plymouth, PL7 2DA

£250,000



Period-style family home situated in the heart of the area, with accommodation briefly comprising an entrance porch & hallway, lounge, separate dining room & kitchen with 3 bedrooms & the family bathroom upstairs. Externally there is a rear courtyard, a spacious garage with parking to the front & an extensive rear garden behind. The property is in a great location but does require modernisation.



MOORLAND AVENUE, PLYMPTON, PL7 2DA

ACCOMMODATION

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

ENTRANCE PORCH 3'10" x 3'4" (1.17 x 1.03)

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

ENTRANCE HALL 20'7" x 5'10" (6.28 x 1.8)

Doors providing access to the lounge, dining room and the kitchen. Stairs ascending to the first floor. Under-stairs storage.

LOUNGE 14'7" x 12'6" (4.47 x 3.82)

Built-in display cabinet. uPVC double-glazed bay window to the front elevation.

DINING ROOM 12'0" x 9'11" (3.66 x 3.04)

Feature fireplace with a decorative surround and wooden mantel set upon a stone hearth. uPVC double-glazed window to the rear elevation.

KITCHEN 15'6" x 9'3" (4.73 x 2.83)

Matching base and wall-mounted units with rolled-edge wood-effect laminate work top. Inset stainless-steel one-&a-half bowl sink with mixer tap. Space for cooker, washing machine, fridge-freezer and tumble dryer. Wall-mounted boiler. Dual aspect with uPVC double-glazed windows to the rear and side elevations. uPVC double-glazed door leading outside to the courtyard.

FIRST FLOOR LANDING 17'8" x 5'10" (5.41 x 1.78)

Providing access to the first floor accommodation. uPVC double-glazed elevated window to the rear elevation. Up-&-over hatch for access to the loft space.

BEDROOM ONE 15'8" x 14'7" (4.78 x 4.46)

Feature fireplace with an ornate surround and wooden mantel set upon a stone hearth. 2 built-in cupboards. uPVC double-glazed bay window to the front elevation. Further uPVC double-glazed window, also to the front elevation.

BEDROOM TWO 12'0" x 9'2" (3.66 x 2.8)

Feature fireplace with an ornate surround and wooden mantel set upon a stone hearth. Built-in storage cupboard. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 8'3" x 6'8" (2.54 x 2.04)

Open fireplace set upon a stone hearth. Built-in storage cupboard. uPVC double-glazed window to the rear elevation.

BATHROOM 8'1" x 5'6" (2.48 x 1.69)

Matching suite comprising a panel bath with an electric shower over, pedestal wash hand basin and close-coupled wc. uPVC double-glazed paned glass window to the side elevation.

GARAGE 18'9" x 15'1" (5.73 x 4.61)

Electric roller door. Power and lighting. Courtesy door to the rear providing access to the garden.

OUTSIDE

The property is approached via a public walkway with stairs ascending to the front door. To the rear there is an enclosed courtyard garden with an outside wc. Stairs ascend to a wooden gate providing access onto the service lane. Directly opposite is the garage with parking in front for 2 vehicles and a rear door which accesses the garden. The rear garden is southerly-facing, fully enclosed and laid to lawn although it is currently quite over-grown.

COUNCIL TAX PCC

Plymouth City Council

Council Tax Band: C

SERVICES

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

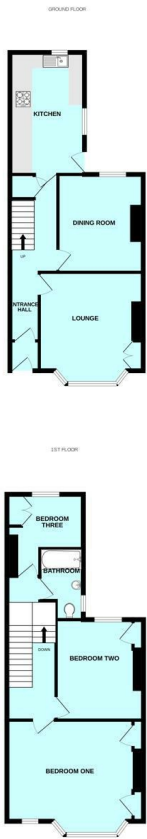
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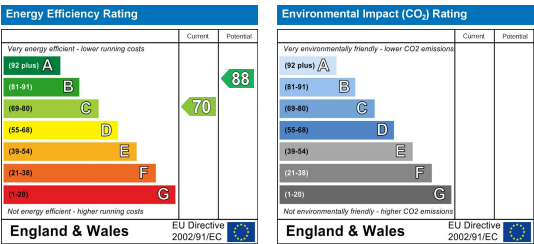
Area Map



Floor Plans



Energy Efficiency Graph



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