



## 64 Plymouth Road

Plympton, Plymouth, PL7 4NB

**£325,000**



Extensive character property, situated in the heart of Plympton, within easy reach of the Ridgeway & local schools. The accommodation briefly includes an entrance porch and hall, lounge, kitchen/diner, conservatory & utility cupboard whilst upstairs there are 3 spacious bedrooms & a family bathroom. Outside, there is a garage, with gardens to the front & rear. Offered with no onward chain.





PLYMOUTH ROAD, PLYMPTON, PLYMOUTH PL7 4NB

ACCOMMODATION

Obscured uPVC double-glazed double doors opening into the entrance porch.

ENTRANCE PORCH 6'4" x 3'4" (1.94 x 1.03)

Square archway, bordered by inset glass panelling, leading into the entrance hall.

ENTRANCE HALL 18'2" x 5'9" (5.55 x 1.77)

Doors providing access to the lounge and kitchen/diner. Door opening to the utility cupboard. Stairs ascending to the first floor landing with storage beneath.

LOUNGE 14'7" x 14'6" (4.46 x 4.42)

Ornate open fireplace set onto a stone hearth with metal surround and wooden mantel over. uPVC double-glazed bay window to the front elevation.

KITCHEN/DINER 21'5" x 10'10" (6.55 x 3.31)

Fitted with a matching range of base and wall-mounted units incorporating roll-edge laminate worktop with inset composite sink and mixer tap. Integral fridge, freezer and dishwasher. Free-standing Rangemaster Professional with stainless-steel extractor over. Open plan access into the conservatory. uPVC double-glazed door opening to the garden.

CONSERVATORY 12'8" x 12'6" (3.88 x 3.82)

Partially constructed in brick beneath a uPVC double-glazed roof, with uPVC double-glazed windows to the side and rear elevation. uPVC double-glazed patio doors opening to the rear garden.

FIRST FLOOR LANDING 14'5" x 5'10" (4.41 x 1.78)

Doors providing access to the first floor accommodation. Single-glazed wooden window to the side elevation. Drop-down hatch with pull-down ladder to partially-boarded, partially-insulated loft space with power and lighting.

BEDROOM ONE 14'5" x 12'7" (4.40 x 3.85)

uPVC double-glazed bay window to the front elevation.

BEDROOM TWO 12'6" x 10'11" (3.82 x 3.34)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'5" x 6'6" (2.89 x 1.99)

uPVC double-glazed window to the front elevation.

BATHROOM 10'5" x 7'8" (3.19 x 2.35)

Fitted with a matching suite comprising a double corner shower unit with mains-fed shower, panelled bath with shower attachment and mixer tap, pedestal wash handbasin with mixer tap and low-level wc. Chrome heated towel rail. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached via a path, bordered by mature shrubs. A path continues down the side of the house providing access to the rear. The rear garden is laid for ease-of-maintenance, mainly laid to a slate patio seating area, including a hot tub - perfect for entertaining, decorated with raised flowerbeds throughout. Immediately adjacent to the rear of the property there is a utility shed with wc. A courtesy door to the rear provides access to the garage and a pedestrian gate provides access to the rear service lane.

SINGLE GARAGE

Stable-style doors to the front. Power.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

WHAT3WORDS

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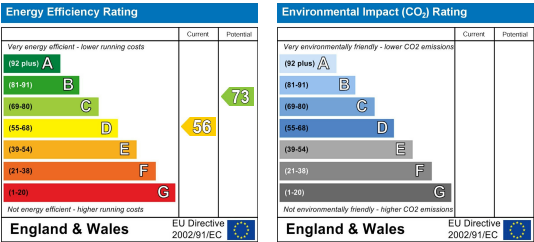
Area Map



Floor Plans



Energy Efficiency Graph



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