



5 Moorland Road

Plympton, Plymouth, PL7 2BH

£260,000



Spacious character property in a sought-after, central location, being offered with no onward chain. The property has a light, airy feel, offering many charming features & spacious living arrangements. The accommodation is laid out over 3 floors & briefly comprises an entrance porch & hall, lounge & separate dining room, kitchen & downstairs cloakroom with the 1st floor hosting 2 bedrooms & the family bathroom, with 2 further bedrooms on the 2nd floor. Outside, there is a small garden to the front & an enclosed rear garden.



MOORLAND ROAD, PLYMPTON, PLYMOUTH PL7 2BH

ACCOMMODATION

Composite door opening into the entrance porch.

ENTRANCE PORCH 4'4" x 3'4" (1.33 x 1.02)

Wooden door, with inset glass panelling, opening into the entrance hall.

ENTRANCE HALL 21'9" x 5'11" (6.65 x 1.82)

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

LOUNGE 15'9" x 12'10" (4.82 x 3.92)

Inset feature fireplace with tiled hearth and wooden mantel. uPVC double-glazed bay window to the front elevation.

DINING ROOM 12'9" x 10'2" (3.89 x 3.11)

Obscured uPVC double-glazed door opening to the garden.

KITCHEN 14'2" x 9'6" (4.33 x 2.90)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset one-&-a-half bowl stainless-steel unit and mixer tap. Extraction system. Spaces for a fridge/freezer, washing machine and tumble dryer, dishwasher and an Aga-style cooker. The room is dual aspect with uPVC double-glazed windows to the side and rear elevations. Obscured uPVC double-glazed door opening to the garden.

DOWNSTAIRS WC 4'3" x 2'4" (1.31 x 0.73)

Low-level wc and a wall-mounted wash handbasin.

FIRST FLOOR LANDING 14'3" x 6'0" (4.35 x 1.83)

Doors providing access to bedrooms one and two and the family bathroom. Stairs ascending to the second floor.

BEDROOM ONE 16'8" x 13'1" (5.10 x 3.99)

The room is dual aspect with uPVC double-glazed windows to the front and side elevations and fitted wardrobes.

BEDROOM TWO 12'8" x 10'1" (3.88 x 3.08)

The room is dual aspect with uPVC double-glazed windows to the side and rear elevations.

SECOND FLOOR LANDING 10'10" x 5'10" (3.32 x 1.8)

Doors providing access to bedrooms three and four. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 15'8" x 7'3" (4.79 x 2.21)

2 uPVC double-glazed windows to the side elevation.

BEDROOM FOUR 11'10" x 8'2" (3.63 x 2.49)

uPVC double-glazed windows to the front elevation.

BATHROOM 9'5" x 7'8" (2.88 x 2.35)

Fitted with a matching suite comprising panelled bath with shower attachment and mixer tap, corner shower cubicle, white pedestal wash handbasin and a low-level wc. Extraction. Obscured uPVC double-glazed windows to the side and rear elevations.

OUTSIDE

The property is approached via a mosaic walkway, bordered on one side by an area laid to stone chippings. To the side of the property a walkway leads to a wooden gate providing access to the very private rear garden. This is fully enclosed and laid for low maintenance, mainly to patio and block-paving bordered by raised flower beds filled with mature shrubs and bushes.

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

///boost.logic.frog

Area Map

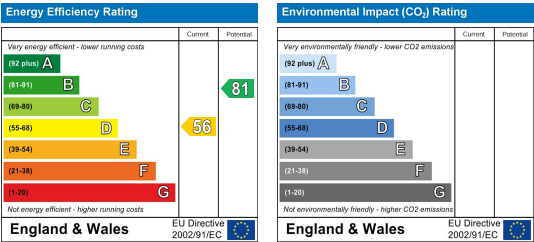


Floor Plans



Made with Mergo G2025

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.