



## 75 Earls Mill Road

Plympton, Plymouth, PL7 2BX

**£240,000**



Centrally-located terraced home - ideally situated, with easy access to local amenities, schools & bus routes. It briefly consists of an entrance porch, lounge & separate dining room, kitchen, 3 bedrooms, family bathroom & an attic room. The property also benefits from off-street parking (accessed from a rear lane) with gardens to both front & rear.



75 EARLS MILL ROAD, PLYMPTON, PLYMOUTH PL7 2BX

ACCOMMODATION

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

ENTRANCE PORCH 5'7" x 4'0" (1.72 x 1.24)

Door opening into the lounge. uPVC double-glazed windows to the front and side elevations.

LOUNGE 14'7" x 13'1" (4.47 x 4.01)

Gas fire set onto a tiled hearth with inset surround and wooden mantel over. Stairs ascending to the first floor landing. uPVC double-glazed window to the front elevation with views out over Plympton and beyond. Door opening to the dining room.

DINING ROOM 10'0" x 7'10" (3.05 x 2.40)

Under-stairs cupboard. 2 further storage cupboards (one wall-mounted housing the boiler). uPVC double-glazed windows to the rear elevation. uPVC double-glazed patio door opening to the garden. Open plan access into the kitchen.

KITCHEN 9'10" x 6'2" (3.01 x 1.89)

Fitted with a modern range of matching base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop with inset one-&a-half bowl stainless-steel sink unit and mixer tap. Inset 4-burner gas hob with extractor over. Integrated oven. Spaces for washing machine and upright fridge/freezer. Complementary brick-effect tiling to the walls. uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING 8'2" x 6'0" (2.49 x 1.84)

Doors providing access to the first floor accommodation. Drop-down loft hatch providing access to the attic room.

BEDROOM ONE 14'6" x 8'4" (4.43 x 2.56)

uPVC double-glazed window to the front elevation with views out over Plympton.

BEDROOM TWO 9'4" x 8'4" (2.86 x 2.55)

uPVC double-glazed window to the rear elevation overlooking the garden.

BEDROOM THREE 9'9" x 6'0" (2.99 x 1.83)

Built-in over-stairs storage cupboard. uPVC double-glazed window to the front elevation.

BATHROOM 6'0" x 5'5" (1.83 x 1.67)

Matching suite comprising a curved panelled bath with an electric shower over, pedestal wash handbasin with mixer tap and close-coupled wc. Fully-tiled walls. Electric shaving point. Obscured uPVC double-glazed window to the rear elevation.

ATTIC ROOM 13'2" x 10'4" (4.02 x 3.17)

Wooden-framed Velux window.

OUTSIDE

The property is approached via steps ascending to the front door, bordered on one side by a tiered garden laid mainly to stone chippings, with mature shrubs, trees and decorative pot plants. The rear garden includes an area laid to decking, with a brick-paved patio and steps ascending to the off-road parking.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

PLYMPTON SERVICES

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

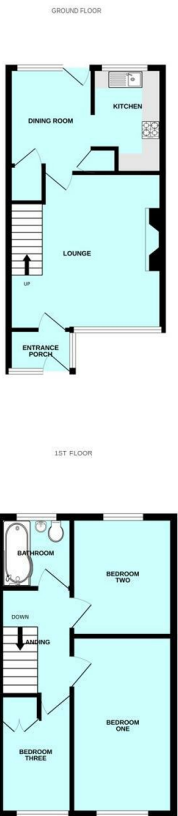
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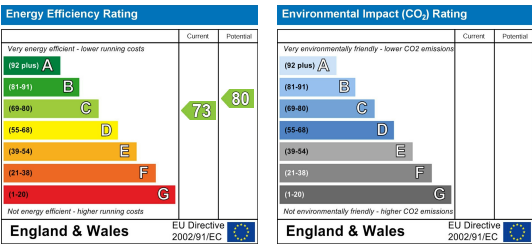
Area Map



Floor Plans



Energy Efficiency Graph



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