



19 The Mead

Plympton, Plymouth, PL7 4HS

Offers In The Region Of £325,000



Beautifully-presented Stanbury-built property, located on a sought-after street in the Woodford area, close to several local primary & secondary schools & other amenities. The accommodation briefly comprises an entrance hallway & downstairs cloakroom, lounge & kitchen/diner, with access into a large integral garage. Upstairs there are 3 bedrooms & a family bathroom. Outside there is a good-sized level rear garden & parking for 3 cars on the private driveway.



THE MEAD, PLYMPTON, PLYMOUTH PL7 4HS

ACCOMMODATION

uPVC double-glazed door with inset decorative glass panels opening into the entrance hallway.

ENTRANCE HALLWAY 17'5" x 5'11" (5.31 x 1.81)

Doors leading to the downstairs cloakroom, living room and kitchen/diner. Stairs ascending to the first floor with a storage cupboard beneath. Further cupboard housing the boiler.

DOWNSTAIRS CLOAKROOM 5'1" x 4'0" (1.55 x 1.22)

Matching close-coupled wc and pedestal sink. Obscured uPVC double-glazed window to the side elevation.

LIVING ROOM 13'8" x 12'0" max (4.17 x 3.66 max)

4.17 x 3.66 max narrowing to 3.41. Feature gas fireplace with a stone hearth and surround. Double wooden doors, with inset glass panes, leading to the kitchen/diner. uPVC double-glazed window to the front elevation.

KITCHEN/DINER 18'4" x 12'7" max (5.59 x 3.85 max)

5.59 x 3.85 max narrowing to 3.39. The kitchen area is fitted with a matching range of contemporary base and wall-mounted units including a Peninsula incorporating a granite worktop with inset induction hob and extraction hood over and an inset one-&-a-half Belfast sink. Integrated dishwasher, fridge/freezer, microwave and oven. Plinth heater. Built-in larder cupboard. Wooden door opening to the integral garage. uPVC double-glazed French doors opening from the dining area to the rear garden.

FIRST FLOOR LANDING 7'9" x 6'11" (2.38 x 2.11)

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side elevation. Access hatch with pull-down ladder to boarded, carpeted, insulated loft with power and lighting and a Velux window.

BEDROOM ONE 13'8" x 11'3" (4.18 x 3.43)

Built-in wardrobes. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'7" x 11'1" max (3.84 x 3.39 max)

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

BEDROOM THREE 9'10" x 6'11" (3.01 x 2.12)

uPVC double-glazed window to the front elevation.

FAMILY BATHROOM 8'3" x 6'11" (2.52 x 2.13)

Panelled bath with a shower attachment, fully-tiled corner shower cubicle with a mains-fed shower, pedestal sink with mixer tap and a close-coupled wc. Wall-mounted radiator/towel rail. Wood-effect laminate flooring. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a brick driveway bordered by mature low-level shrubs. The rear garden is fully-enclosed and on a level plot, mostly laid to lawn with featured seating areas laid to decking and paving slabs.

GARAGE 20'11" x 15'9" (6.38 x 4.81)

Insulated electric roller door. uPVC double-glazed barn-style door to the rear opening to the garden. Wall-mounted consumer unit. Power sockets and lighting. Plumbing and electrics for washing machine and tumble dryer.

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.

WHAT3WORDS

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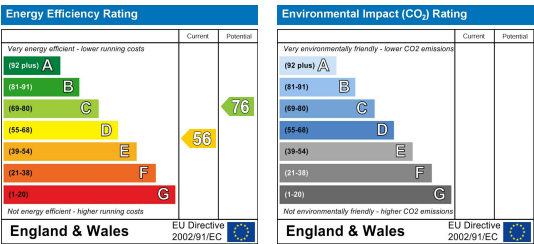
Area Map



Floor Plans



Energy Efficiency Graph



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