



23 Efford Road

Higher Compton, Plymouth, PL3 6NE

£325,000



An extended semi detached family home in Higher Compton offering good off road parking and a large garage. The accommodation comprises porch, entrance hall, cloakroom, lounge, dining room, kitchen, utility and wet room on the ground floor. There are three bedrooms and a family bathroom on the first floor. There are gardens to the front and rear accessed via wrought iron gates. No chain.



EFFORD ROAD, HIGHER COMPTON, PL3 6NE

ACCOMMODATION

GROUND FLOOR

Entrance via a uPVC double glazed door opens up into the entrance porch.

ENTRANCE PORCH

Wooden door with obscure glazed panel opens up into the entrance hall.

ENTRANCE HALL 17'3" x 5'10" (5.27m x 1.78m)

Laminate wood flooring. Staircase rising to the first floor landing. Dado rail. uPVC double glazed window to the side. Under stairs storage cupboard. Wooden door with glass panels opens up into the lounge, dining room and also into the utility.

LOUNGE 16'2" x 13'2" (4.93m x 4.02m)

Feature fireplace with living flame gas fire. Laminate wood flooring. Dado rail. Picture rail. uPVC double glazed bay window to the front. Square arch opens up into the dining room.

DINING ROOM 14'3" x 10'11" (4.35m x 3.35m)

Feature fireplace with wood mantel and surround and inset electric fan fire. Fitted storage cupboard with obscure glazed units above to one chimney breast recess. Laminate wood flooring. Dado rail. Picture rail. Square arch opens up into the kitchen.

KITCHEN 13'2" x 10'9" (4.02m x 3.3m)

Matching base and wall mounted units to include integrated twin oven and dishwasher. Roll edge laminate work surfaces with inset four ring gas hob with filter hood over and one a half bowl sink unit with mixer tap. Grey brick style tiled splash back. Tiled effect vinyl flooring. Two sky light windows. Two uPVC double glazed windows to the rear overlooking the garden. Further uPVC double glazed window to the side. Obscure uPVC double glazed door giving access out to the side and rear garden.

UTILITY 8'1" x 10'10" (2.47m x 3.31m)

Matching base and wall mounted cupboards to include spaces for a washing machine and tumble dryer. Roll edge laminate work surfaces with inset one and a half bowl sink unit with a mixer tap. Grey brick style tiled splash back. Door to larder shelved storage cupboard. Vinyl flooring. Door opens up into the wet room.

WET ROOM 7'3" x 4'5" (2.22m x 1.35m)

Matching suite of close coupled WC with hidden cistern, wall mounted wash hand basin, fitted seat and fitted shower. Tiled walls. Obscure uPVC double glazed window to side and to rear. Waterproof flooring. Cupboard housing the Worcester boiler.

FIRST FLOOR LANDING

uPVC double glazed window to the side. Doors leading off through to the bedrooms and bathroom.

BEDROOM ONE 15'10" x 11'5" (4.85m x 3.48)

Fitted wardrobe with hanging rail and overhead storage units. uPVC double glazed bay window to the front. Picture rail. Dado rail.

BEDROOM TWO 12'11" x 11'4" (3.95m x 3.47m)

Fitted wardrobes with overhead storage unit to one chimney breast recess. Dado rail. Picture rail. uPVC double glazed window to the rear.

BEDROOM THREE 9'4" x 7'8" (2.85m x 2.36m)

uPVC double glazed window to the front. Dado rail. Picture rail.

BATHROOM 7'8" x 7'8" (2.34m x 2.34m)

Matching suite of bath with mixer shower attachment, separate shower cubicle, fitted shower, pedestal wash hand basin and close coupled WC. Tiled floor. Tiled walls. Chrome heated towel rail. Two obscure uPVC double glazed windows to the side. Ceiling spot lights. Access hatch to roof void.

EXTERNALLY

The property is approached via twin wrought iron gates giving access to a tarmac drive way which runs down alongside the property to the fore of the garage. The main section of front garden is laid for easy maintenance with a paved patio and a shrub and hedge border running along three sides. To the rear, an enclosed garden with wrought iron gate leading out onto the drive way. Wooden courtesy door into the side of the garage. Main section of rear garden, all laid for easy maintenance with two stone chipped and slate areas with flower and rose border running along one side with one step up to a raised decked seating area.

GARAGE 20'6" x 14'3" (6.25m x 4.35m)

Single glazed windows, two to the side and one to the rear. Up and over door.

AGENT'S NOTE

Tenure - Freehold.

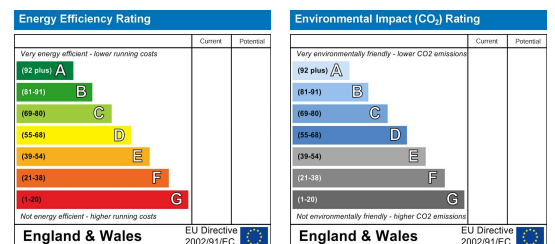
Plymouth City Council tax - Band C.

Area Map



Floor Plans

Energy Efficiency Graph



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