



19 Priory Road

Lower Compton, Plymouth, PL3 5EW

Asking Price £250,000



Characterful period built mid-terrace cottage dating back circa 1905. Deceptively spacious, contemporary styled accommodation arranged over two stories. The property benefits from gas central heating with new Valliant boiler and new uPVC double glazed heating. Lounge/Dining room openly connected to the high quality & modern fitted integrated kitchen. Entrance hall provides access to utility room and bathroom/WC. Master bedroom boasts a fantastic en-suite shower room. Delightful sunny seating area to the front and an enclosed rear courtyard garden.



PRIORY ROAD, LOWER COMPTON, PL3 5EW

LOCATION

Set in this popular established residential area of Lower Compton where the village provides for a number of local services and amenities. With convenient access into the city and close by connection to major routes in other directions.

ACCOMMODATION

Characterful period built mid-terrace cottage dating back circa 1905. Deceptively spacious accommodation arranged over two stories. The property benefits from gas central heating with new Valliant boiler and uPVC double glazed heating. Lounge/Dining room openly connected to the high quality and modern fitted integrated kitchen. Rear hall provides access to utility room and bathroom/WC. Three bedrooms with the master bedroom boasts a fantastic en-suite shower room. Delightful sunny seating area to the front and an enclosed rear courtyard garden.

GROUND FLOOR

PVC panelled partially glazed front door leading into:-

ENTRANCE LOBBY 5'8' x 3'8' (1.73m' x 1.12m)

Window to front elevation and panelled door with top glazed light into:

LOUNGE/DINING ROOM 16'6' x 12'11' (5.03m x 3.94m)

Fitted storage to chimney breast recesses, gas pebble effect fire and chimney breast.

KITCHEN 10'4' x 10'6' (3.15m x 3.20m)

Over looking back garden, high quality specification, Magnet finished kitchen, excellent range of storage on three sides work surfaces with matching up-stands, quality integrated appliances include two electric ovens, induction hob and cooker hood over, bluetooth sound bar, illuminated shelving, various other lighting including down lighters and plinth lighting, stainless steel sink incorporating mixer tap, dishwasher under, separate fridge and freezer and wine cooler.

REAR HALL 8'10' x 5'7' (2.69m x 1.70m)

Staircase turning and rising to the first floor and useful under stairs storage cupboard with coat hooks. Door leading into:

UTILITY ROOM 7'9' x 5'6' (2.36m x 1.68m)

PVC part glazed door to side entrance, fitted work surface with space and plumbing under suitable for washing machine and space for tumble dryer, built in cupboard storage, housing the new Valliant gas fire boiler servicing the domestic heating and hot water, door leading to:

BATHROOM

Obscure glazed window to the rear elevation, quality suite with P-shaped panelled bath with separate taps and wall mounted electric shower over and curved shower screen, wall tiling, WC and pedestal washing hand basin.

FIRST FLOOR

LANDING

Tall window to the rear elevation overlooking the rear of the property, access to loft with attached pull down ladder opening to the boarded and insulated loft area with power and lighting and roof velux window.

MASTER BEDROOM 10'5' x 9'8' (3.18m x 2.95m)

Window to the rear elevation, picture rail, down lighters, glazed sliding for leading into:

EN SUITE SHOWER ROOM

Quality WC, vanity wash hand basin with draw under and mixer tap with mirror over, walk in shower cubicle with aqua panels and hand held mixer. Under floor heating.

BEDROOM TWO 12'11' x 9'2' (3.94m x 2.79m)

Window to front elevation.

BEDROOM THREE 9'7' x 7'7' (2.92m x 2.31m)

Window to front elevation.

EXTERNALLY

Pleasant sitting area to the front, low maintenance paved courtyard, outside water tap, steps up to main paved garden and wall boundaries.

AGENT'S NOTE

Tenure - Freehold

Plymouth City Council tax - B

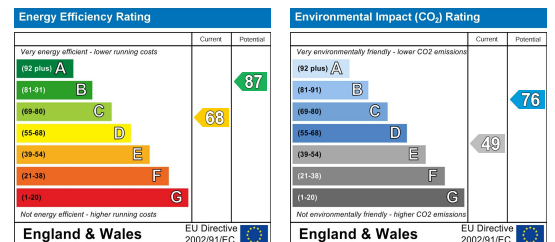
Area Map



Floor Plans



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.