



## 22 Park Road

Lower Compton, Plymouth, PL3 5DR

**Price Guide £315,000**



Well presented characterful home arranged over 3 storeys. Deceptively spacious. Generously proportioned accommodation. uPVC double-glazed & centrally heated. Good-sized lounge with fireplace & archway into the generous-sized dining room. Lower ground floor level, large modern fitted integrated kitchen/breakfast room, spacious utility, well-appointed family bathroom/wc. Private road & parking. Rectangular plot. Wide side access. Delightful landscape, low maintenance southerly facing rear garden.





PARK ROAD, LOWER COMPTON, PL3 5DR

LOCATION

The property is found in this relatively quiet tucked away position in the private road of Park Road within the area known as Lower Compton. This provides for a variety of local services & amenities with good facilities lying within walking distance in Higher Compton & Mannamead. The position is convenient for easy access into the city & nearby connection to the major routes in other directions.

ACCOMMODATION

At ground floor level comprising an entrance lobby & hall giving access to a generous-sized front set lounge with fireplace & open fire has an archway into the good-sized dining room with a window to the rear. At first floor level a landing giving access to the loft which is half floored for storage & insulated. 3 bedrooms & a well-appointed shower/wc. At lower ground floor level, a large kitchen/breakfast room, window to the side and a uPVC double-glazed door. Newly fitted in 2016 with oak work surfaces & integrated appliances including: an automatic dishwasher, 2 steam ovens, four ring gas hob over & 1.5 bowl sink unit. Spacious utility including built-in storage & a freezer. Downstairs family bathroom with jacuzzi bath, wc, wash hand basin & a cupboard housing the ideal prologic gas fired boiler serving the central heating & domestic hot water.

The property stands on a rectangular shaped plot. Private area suitable for parking. Wide stepped pathway runs down the side. To the rear a delightful low maintenance southerly-facing enclosed rear garden which enjoys day long sunshine.

GROUND FLOOR

HALL

LOUNGE 14'2 x 12'6 (4.32m x 3.81m)

DINING ROOM 11'6 x 11'6 (3.51m x 3.51m)

LOWER GROUND FLOOR

KITCHEN/BREAKFAST ROOM 17'3 x 10'1 (5.26m x 3.07m)

UTILITY 12'6 x 11'2 max (3.81m x 3.40m max)

BATHROOM 10'9 x 8'10 max (3.28m x 2.69m max)

FIRST FLOOR

LANDING

BEDROOM ONE 12'6 x 11'6 (3.81m x 3.51m)

BEDROOM TWO 10'8 x 8'9 max (3.25m x 2.67m max)

BEDROOM THREE 8'10 x 6'6 (2.69m x 1.98m)

SHOWER ROOM 6'9 x 4'7 (2.06m x 1.40m)

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

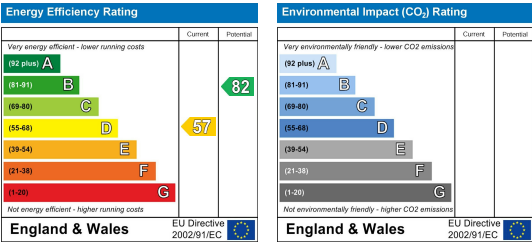
Area Map



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