



39 Chard Road

St Budeaux, Plymouth, PL5 2EQ

Guide Price £350,000



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CHARD ROAD, ST BUDEAUX, PLYMOUTH, PL5 2EQ

GUIDE PRICE £350,000 - £370,000

LOCATION

Found in this popular, mainly residential area with a variety of local services & amenities to hand. The position is convenient for access into the city & with close by connection to major routes in other directions.

ACCOMMODATION

Entrance porch gives access to the wide reception hall with staircase rising to the first floor & useful downstairs cloakroom/wc. A generous-sized front set lounge with wide bay window & far reaching views. Air conditioning is installed. A fireplace recessed with contemporary log effect gas fire. Generous-sized dining room with window to the rear & light over the picture. Quality fitted kitchen/breakfast room with integrated appliances including Stoves double oven/grill, Neff 5 ring variable sized gas hob with extractor hood over, 1.5 bowl sink unit, HDMI point over the breakfast bar, water supply for a fridge & 22 sockets. Door to the rear & here a covered drying area giving access to the rear garden.

At first floor level a long landing with the staircase rising to the 2nd floor. The front set master bedroom with a bay window & far reaching views looking towards the Hamoaze, River Tamar & beyond

towards Cornwall with air conditioning installed. A range of quality integrated bedroom furniture including wardrobes, cupboards, drawers etc. A door to the modern fitted en-suite shower room with white fittings, comprising shower, wc & wash hand basin. A good-sized double bedroom with window to the rear. A 3rd double bedroom at the rear, overlooking the rear garden. A well appointed long room with airing cupboard housing the Worcester Bosch 30kwh gas fired boiler servicing the central heating & domestic hot water. Well appointed modern fitted bathroom, white suite comprising wc, hand basin & Mira electrically heated shower over.

At second floor level, a landing giving access to 2 further bedrooms both with storage & access to eaves storage areas. A useful separate wc with sink having a cold water supply.

Externally a low maintenance front garden. To the rear a good-sized walled garden with covered drying area & rear garden with lawn area, garden shed with power & at the end stands the substantial garage with remote controlled up & over door housing the inverter for the solar system, 1.8kwh system with solar edge app monitoring the solar heat being generated.

A property with lots of features, too numerous to mention.

PORCH

6'5 x 3 (1.96m x 0.91m)

HALL

4'1 widening to 7'4 (1.24m widening to 2.24m)

LOUNGE

16 x 15'6 max (4.88m x 4.72m max)

DINING ROOM

13'1 x 12'1 max (3.99m x 3.68m max)

KITCHEN/BREAKFAST ROOM

18'2 x 12'1 (5.54m x 3.68m)

BATHROOM

10'9 x 5'7 max (3.28m x 1.70m max)

SECOND FLOOR LANDING

BEDROOM FOUR

9'6 x 8'6 (2.90m x 2.59m)

BEDROOM FIVE

9'7 x 8'4 (2.92m x 2.54m)

WC

6'6 x 4'4 (1.98m x 1.32m)

EXTERNALLY

GARDEN SHED

8'2 x 4'8 (2.49m x 1.42m)

GARAGE

19'1 x 12'5 overall (5.82m x 3.78m overall)

COUNCIL TAX

Plymouth City Council

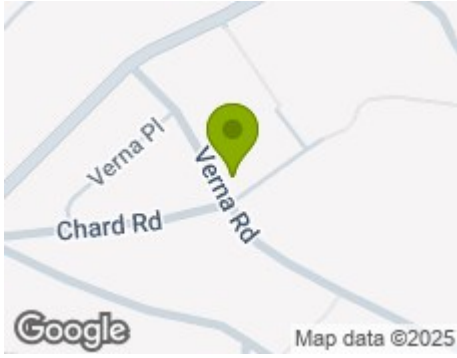
Council Tax Band: D

SERVICES

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



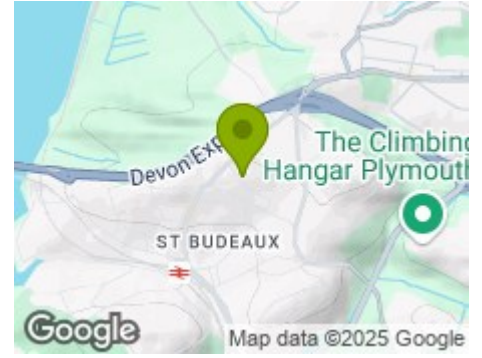
Road Map



Hybrid Map



Terrain Map



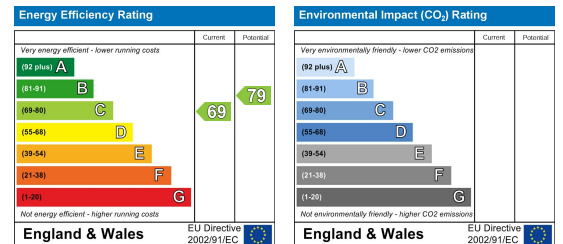
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

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.