



40 Efford Road

Higher Compton, Plymouth, PL3 6NE

£450,000



40 Efford Road

Higher Compton, Plymouth, PL3 6NE

£450,000



EFFORD ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6NE

ACCOMMODATION

Entrance via a composite front door with obscured glazed panels & obscured glazed windows on either side opening up to the porch.

PORCH

5'4" x 3'5" (1.64 x 1.05)

uPVC double-glazed windows on either side. Wooden door with glazed panels & glazed windows on either side opening up into the entrance hall.

ENTRANCE HALL

16'11" x 5'10" (5.16 x 1.79)

uPVC obscured double-glazed window to the side. Staircase rising to the first floor landing with under-stairs storage cupboards. Archway to a recess. A further obscured uPVC double-glazed window to the side. Glazed wooden doors which open up into the lounge, dining room & kitchen.

LOUNGE

12'11" x 11'11" plus the bay (3.94 x 3.64 plus the bay)

Feature fireplace with stone hearth, mantle & surround with an inset living flame glass fronted fire. Picture rail. Covings. Dado rail. Ceiling rose. Obscured uPVC double-glazed bay window to the front. Square arch opens into the dining room.

DINING ROOM

11'8" x 13'8" (3.57 x 4.18)

uPVC double-glazed French doors opening up out to a covered area in the garden. Dado rail. Picture rail. Covings. Ceiling rose.

KITCHEN

15'10" narrowing to 6'11" x 10'2" narrowing to 7'1" (4.84 narrowing to 2.12 x 3.1 narrowing to 2.16)

Attractive high gloss matching base & wall mounted units with inset dishwasher, separate fridge & freezer, integrated wine cooler, twin Neff oven with a stainless steel hood over & microwave with a plate warmer underneath. Roll edge granite worktops have inset

1.5 bowl sink unit with twin mixer taps. Drain lines inset into the surface. Glazed splash-backs. Wood effect laminate flooring. Ceiling spotlights. Neff 5 ring gas hob. Fitted TV. uPVC double-glazed window to the side. Wooden door with glazed panels opens up into the conservatory. uPVC obscured double-glazed door opens up into the covered garden area.

CONSERVATORY

11'1" x 10'10" (3.38 x 3.31)

Poly carbonate roof over. uPVC double-glazed windows with fitted blinds to the side & rear overlooking the garden. uPVC double-glazed French doors opening up out to the side. Wood effect laminate flooring.

FIRST FLOOR LANDING

Doors leading off through to the bedrooms & bathroom. Obscured uPVC double-glazed window to the side. Access hatch to roof void. Door to the airing cupboard which houses the Worcester combination boiler.

BEDROOM ONE

15'2" x 12'6" into the bay (4.62m x 3.81m into the bay)

uPVC double-glazed curved bay window to the front. Picture rail. Covings. Door opening up into the en-suite.

EN-SUITE

15'3" x 8'2" (4.65 x 2.5)

Attractive matching suite of a free standing bath, walk-in shower cubical with dual shower-heads both rainfall & handheld & a close coupled wc with hidden cistern. Roll edge work surface with high gloss storage cupboards below & inset sink unit. Open towel storage. Ceiling spotlights. Part-tiled walls. Chrome heated towel rail. Obscured uPVC double-glazed window to the front. Tiled floor.

BEDROOM TWO

13'2" x 11'2" (4.03 x 3.42)

Picture rail. Covings. uPVC double-glazed window to the rear overlooking the garden. Door into the en-suite.

EN-SUITE

10'2" x 5'8" (3.12 x 1.73)

Matching suite of close coupled wc, pedestal wash hand basin & walk-in shower with rainfall shower-head. Chrome heated towel rail. Part-tiled walls. Tiled floor. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the rear.

BEDROOM THREE

10'1" x 7'2" (3.09 x 2.2)

uPVC double-glazed window to the side. Picture rail. Covings.

BATHROOM

8'1" x 4'7" (2.48 x 1.4)

Matching suite of twin walk-in shower with electric Mira shower, pedestal wash hand basin & close coupled wc. Tiled walls. Chrome heated towel rail. Tiled floor. 2 obscured uPVC double-glazed windows to the side.

BEDROOM FOUR

6'9" x 6'4" (2.06 x 1.95)

uPVC double-glazed window to the front. Ceiling spotlights.

OUTSIDE

The property is approached via 2 twin wrought iron gates for vehicles which opens up to a large hardstand to the fore of the property which allows off-road parking for up to 6 vehicles. A wrought iron pedestrian gate opens up to the driveway. A pedestrian gate to the side of the property which opens up to a side path leading around to the rear.

GARDEN

To the rear a covered seating area. Courtesy door into the garage. A south-facing garden with a stone patio area with a section of astroturf with a raised flowerbed running along 3 sides with inset shrubs & plants.

COVERED SEATING AREA

14'9" x 5'10" (4.51 x 1.8)

Tiled floor. Ceiling spotlights. Square arch opening up to the main garden.

GARAGE

26'2" x 11'10" narrowing to 6'3" (7.98 x 3.63 narrowing to 1.91)

Mesanine storage. Wall mounted & base units positioned for a washing machine/tumble-dryer. Light & power available.

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

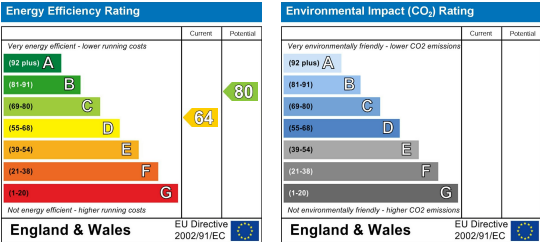


Made with Metropix ©2025

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.