



18 Lopes Road

Milehouse, Plymouth, PL2 3DZ

Guide Price £400,000



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LOPES ROAD, MILEHOUSE, PLYMOUTH, PL2 3DZ

GUIDE PRICE £400,000 - £420,000

LOCATION

Found in this popular, established, residential area of Milehouse bordering on Beacon park with local services & amenities to hand. The position convenient for access into the city & close by connection to major routes in other directions.

SUMMARY

A semi-detached house which is believed to have been built in 1930s. Comprehensively refurbished over the last 5 years. The accommodation comprises an entrance lobby, wide hall, lounge, 29ft large modern kitchen/dining room, utility room & wc on the ground floor. There are 3 good-sized bedrooms & a well appointed family bathroom on the first floor. A spacious garden room & delightful landscaped rear garden with patio & astro-turf area. A private drive with off-road parking & garage. Viewing recommended for this beautifully presented home.

SPECIFICATION

A semi-detached house which is believed to have been built in 1930s. Comprehensively refurbished over the last 5 years. Externally with new roof covering, Zinc cladding, new quality double-glazed aluminium frames windows, extension to the rear providing for a spacious kitchen signed off with building regulations & planning approval. Newly laid tarmac drive with parking across the front. The drive owned by this property & the neighbouring property have the right of way to access their garage. New Worcester boiler services the central heating & domestic hot water.

ACCOMMODATION

Spacious light & airy accommodation. On the ground floor a generous-sized entrance lobby opening into the reception hall with staircase rising to the first floor. Useful under-stairs storage cupboards, one housing the Worcester boiler which services the central heating & domestic hot water. Good-sized front set lounge with feature chimney breast with double sliding glazed doors opening to the large fitted kitchen/dining room. The kitchen with integrated appliances including AEG 4 ring electric hob, Zanussi microwave & Zanussi oven, a large central island/breakfast bar incorporating AEG dishwasher & under-mounted sink with hot water tap. Utility room with space for a washing machine & tumble dryer, then into the downstairs wc.

At first floor level a landing with window to the side giving access to 3 good-sized bedrooms, 2 being large doubles, the front bedroom having fitted wardrobes & a master bedroom to the rear with a range of built-in storage including wardrobes & cupboards. A well appointed family bathroom with separate bath, wash hand basin, wc & separate shower.

The property has good parking facilities on the private tarmac drive which is wholly owned by this property. The neighbouring property has a right of way to crossover & access their garage. Additional parking across the front of the property. To the rear a delightful, landscaped, enclosed back garden allowing good privacy with fencing to the boundaries. Wide paved patio next to the property ideal for Alfresco entertaining. Artificial lawn & patio beyond. To the side a large garden room. The garden room serviced with tri-fold & double-glazed window.

GROUND FLOOR

ENTRANCE LOBBY
7' x 6'1 (2.13m x 1.85m)

HALL
5'10 wide (1.78m wide)

LOUNGE
13'10 x 12'4 (4.22m x 3.76m)

KITCHEN/DINING ROOM
23' x 14'4 maximum (7.01m x 4.37m maximum)

UTILITY ROOM
6'1 x 3'10 (1.85m x 1.17m)

WC

FIRST FLOOR

LANDING

BEDROOM ONE
13' x 9'10 floor area, 12' maximum (3.96m x 3.00m floor area, 3.66m maximum)

BEDROOM TWO
13'9 x 10'2 (4.19m x 3.10m)

BEDROOM THREE
9'5 x 8'2 (2.87m x 2.49m)

BATHROOM
9'3 x 6'2 (2.82m x 1.88m)

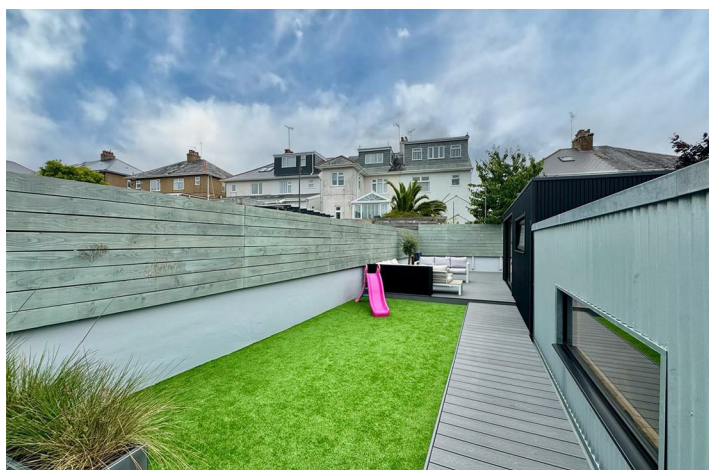
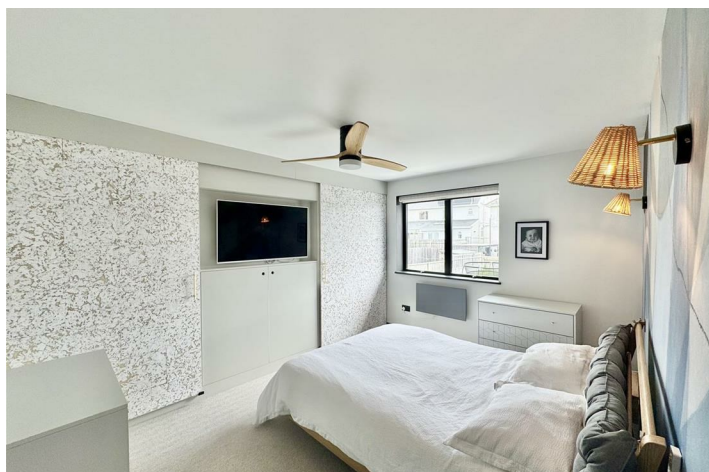
GARAGE
16'2 x 11'6 (4.93m x 3.51m)

GARDEN ROOM
20' x 10' (6.10m x 3.05m)

COUNCIL TAX
Plymouth City Council
Council Tax Band: C

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



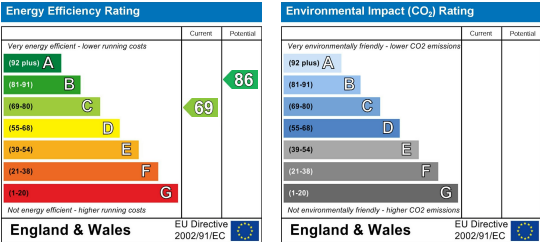
Floor Plan



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.