



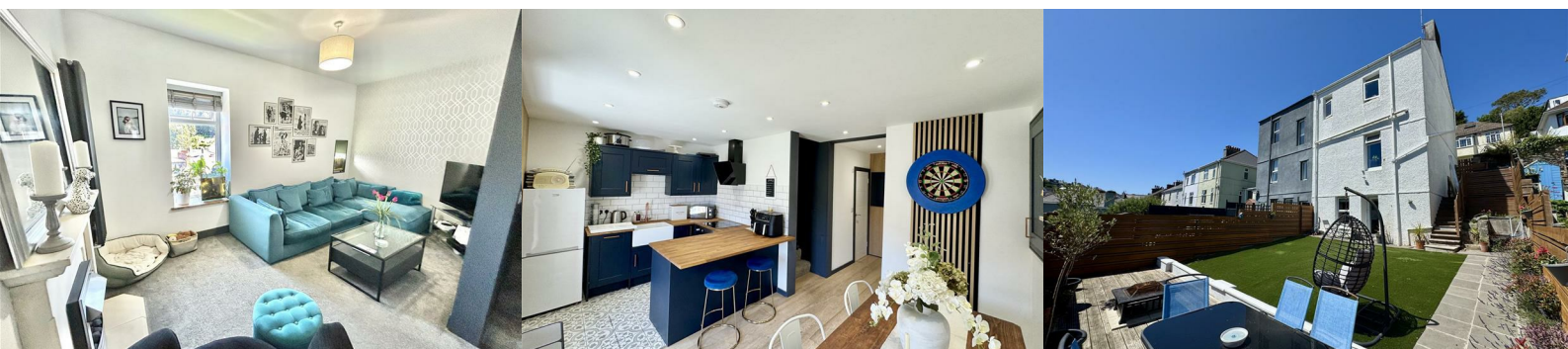
## 20 Park Road

Lower Compton, Plymouth, PL3 5DR

£340,000



A well-presented semi-detached house built c1906. Characterful & comfortably appointed re-modelled 3-storey accommodation benefitting from uPVC double-glazing & gas central heating. The accommodation comprises a 24ft spacious lounge/study/reception room, modern fitted kitchen/dining room, downstairs utility/wc, 3 bedrooms & a well-appointed family bathroom/wc. Externally there is private parking with space for 3 vehicles & side access to a southerly-facing low maintenance enclosed rear garden.





PARK ROAD, LOWER COMPTON, PL3 5DR

SUMMARY

A period built late Victorian semi-detached c1906 arranged over 3 levels. The property has been upgraded, improved and re-modelled in the past. Now providing a comfortably appointed and well-presented light and airy home. There is gas central heating and double-glazing. The accommodation comprises a porch, a generous-sized living room incorporating a lounge and study areas, a staircase rising to the first floor and descending to the lower ground floor. On the first floor there are 3 bedrooms, access to the insulated loft and a well-appointed family bathroom/wc. At lower ground floor level there is a spacious open-plan kitchen/dining room with a window and a glazed door overlooking the rear garden. The kitchen is modern and fitted with new oak staves work surfaces and integrated appliances. There is a cupboard housing the Ideal gas boiler servicing the central heating and the domestic hot water. There is a useful utility room/wc with a wc, wash hand basin and space for a washing machine/tumble dryer.

Externally, wide parking to the front for 3 cars side by side and a wide stepped side access pathway. To the rear there is a delightful low maintenance landscaped southerly-facing near level enclosed garden.

LOCATION

Tucked away in this private road off Park Road in this popular residential area of Lower Compton with a wide variety of local services and amenities found near by.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY 8' x 3'9 (2.44m x 1.14m)

LIVING ROOM 23'10 x 15'11 max dimensions (7.26m x 4.85m max dimensions)

Incorporating a lounge area with fireplace/reception area to the front. Staircase rising to the first floor and descending to the lower ground floor.

FIRST FLOOR

LANDING

BEDROOM ONE 17'1 x 7'10 (5.21m x 2.39m)

2 windows to the front elevation. Range of built-in storage.

BEDROOM TWO 11'2 x 6'11 (3.40m x 2.11m)

Window to the rear elevation with long views.

BEDROOM THREE 9'8 x 5'10 (2.95m x 1.78m)

Window to the rear elevation with long views.

BATHROOM 9' x 6'4 (2.74m x 1.93m)

Quality-fitted bathroom with bath, wc and wash hand basin.

LOWER GROUND FLOOR

KITCHEN/DINING ROOM 15'9 x 10'5 in part x 17'10 max (4.80m x 3.18m in part x 5.44m max)

Quality modern fitted integrated kitchen with Belfast-style under-mounted sink and electric 4-ring hob with an extractor hood over and an electric oven under. Cupboard housing the Ideal gas-fired boiler servicing the central heating and domestic hot water. Window and glazed door opening to the rear garden.

UTILITY ROOM/WC 5'8 x 4'7 (1.73m x 1.40m)

White modern wc and wash hand basin. Space and plumbing for washing machine and tumble dryer.

EXTERNALLY

To the front a wide parking bay with space for 3 vehicles side by side. Wide side access with a stepped area and storage space leading to the rear garden. The rear garden is near level and laid to artificial lawn and a wide decked patio. The garden is southerly-facing and ideal for al fresco entertaining, enjoying day long sunshine.

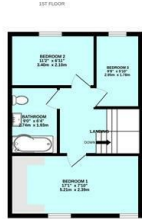
COUNCIL TAX

Plymouth City Council  
Council tax band B

Area Map

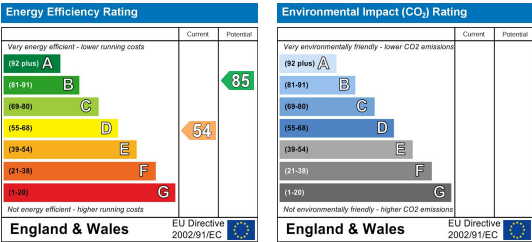


Floor Plans



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Energy Efficiency Graph



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