



**56 Reddington Road**  
**Higher Compton, Plymouth, PL3 6PT**

**Guide Price £270,000**



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**REDDINGTON ROAD, HIGHER COMPTON,  
PLYMOUTH, PL3 6PT**

**GUIDE PRICE £270,000 - £280,000**

### LOCATION

Set in this popular residential area of Higher Compton and here with a variety of local services and amenities found close by. The position is convenient for access into the city and close by connection to major routes in other directions.

### ACCOMMODATION

An extremely well presented detached bungalow, built in the 1960s. The property looked after and maintained well, upgraded and improved, and having gas fired central heating, uPVC double glazing and upgraded fittings with a high quality 'Sheraton' luxury fitted kitchen. Hand crafted curtain rails & new fittings undertaken in the last 2 years. Including a new corner shower, toilet unit & aqua panels. High quality expensive light fittings, curtains & poles. new double radiators throughout, new electric fire in the front room, new doors, handles & hinges, new patio doors in bedroom 2/study & new carpet, redecorated throughout. Externally an extensive new paved drive, 2 coats of external paint, gutters & facias cleaned. New gates on each side of the bungalow & further landscaping to rear garden.

The well proportioned accommodation with central hall, having cupboard housing the 'Vaillant' gas fired combi boiler, good sized front set lounge, with focal feature fireplace having new electric fire. A modern fitted kitchen with high quality appliances, a well appointed shower room with modern white suite & 2 bedrooms.

The property has off-street parking on the new private brick paved drive, front garden, side access & to the rear a delightful landscaped south westerly facing back garden. From the rear enjoying views looking across the valley.

### HALL

Airing cupboard housing the wall mounted 'Vaillant' gas fired boiler servicing central heating and domestic hot water with slatted shelves under. Access hatch to loft. Solid oak flooring.

### LOUNGE

**13' 11"10 (3.96m 3.61m)**

Light and airy with picture window to the front and side. Coved ceiling with light point. Focal feature fireplace with new electric fire. Engineered oak floorboards.

### KITCHEN

**10'6 x 8'6 (3.20m x 2.59m)**

Two uPVC double glazed windows to the side with some long views towards Egguckland and beyond. A PVC part double glazed side entrance door. High quality 'Sheraton' fitted kitchen with polished granite work surfaces, glass splashback and range of cupboard and drawer set in wall and base units. Quality integrated stainless steel appliances include 'Miele' four ring variable sized induction 'Schott Ceran' hob, 'Miele' extractor hood over, one 'Miele' oven, 'Franke' stainless steel sink with chrome mixer tap, Beko washing machine, Miele dishwasher & Miele upright fridge/freezer. 'LED' lighting and plinth heater.

### BEDROOM ONE

**14' x 9'5 (4.27m x 2.87m)**

uPVC double glazed picture window to the rear enjoying far reaching views looking across the valley, coved ceiling, light point, and recessed built-in wardrobe.

## HOME OFFICE/BEDROOM TWO

11'1 x 8'6 (3.38m x 2.59m)

uPVC double glazed window to the side. Recessed shelved storage cupboard. uPVC double-glazed French doors to the rear garden.

## BATHROOM

6'6 x 6'2 (1.98m x 1.88m)

Patterned obscured uPVC double glazed window to the side. Quality white modern suite with combined wc & wash hand basin unit, corner shower with 'Mira Sport' electrically heated shower & aqua panelled. Walls aqua panelled to half height. Curved chrome ladder radiator.

## OUTSIDE

The property is approached via a long & wide brick-paved private drive, providing off street parking for 2 or 3 carefully parked vehicles and giving access to the rear. The property set back from the street and pavement. Gated pathways lead along both sides up to the rear. A delightful landscaped back garden with lawned area, shrubs. The garden enclosed by wall and fence boundaries. Useful storage in a metal garden shed.

## 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.



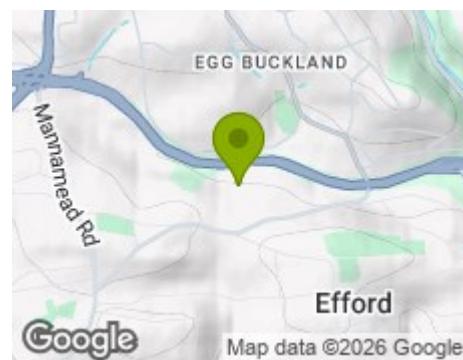
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

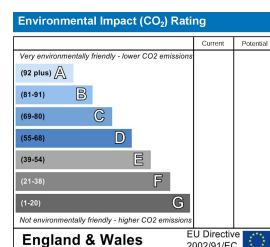
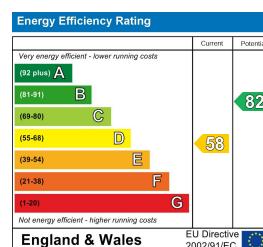
GROUND FLOOR



## 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.