



23 Jean Crescent

Higher Compton, Plymouth, PL3 6PZ

Offers Over £300,000



A extended semi-detached family home in Higher Compton with a brick paved hardstand, shared driveway & a single garage with solar panels owned by the vendors. The accommodation comprises a porch, entrance hall, lounge, dining room, kitchen & breakfast room on the ground floor. There are 2 double bedrooms, a family bathroom & study with a staircase in it that leads up to the master bedroom in the loft conversion with an en-suite wc. There is a south facing rear garden with paved patios & segments of lawn.



JEAN CRESCENT, HIGHER COMPTON, PLYMOUTH, PL3 6PZ

ACCOMMODATION

Entrance via twin uPVC double-glazed doors with leaded light glazed panel which opens into the porch.

PORCH 5'7" x 0'7" (1.71 x 0.2)

Wooden door with stained glass panel & leaded light feature. Stained glass panel windows on either side with leaded light feature which opens into the entrance hall.

ENTRANCE HALL 13'5" x 5'8" (4.11 x 1.73)

Dado rail. Staircase rising to the first floor landing with under-stairs storage cupboards & open recess. Doors lead to the lounge, dining room & kitchen. uPVC double-glazed window to the side.

LOUNGE 12'5" x 11'8" plus the bay (3.81 x 3.57 plus the bay)

Feature stone fireplace with surround & hearth, inset living flame gas fire. uPVC double-glazed curved bay window to the front. Picture rail. Bi-fold wooden doors open into the dining room.

DINING ROOM 12'5" x 11'10" (3.78m x 3.61m)

Feature fireplace with wood burner inset into chimney breast. Sliding uPVC double-glazed patio door opens to the rear garden. Picture rail.

KITCHEN 7'10" x 7'7" (2.41 x 2.32)

Matching base & wall mounted units to include spaces for a cooker & dishwasher. Roll edge laminate work surfaces has inset stainless steel sink unit with mixer tap & tiled splash-back. uPVC double-glazed window to the side. Tiled effect vinyl flooring. Square arch opens into the breakfast room.

BREAKFAST ROOM 8'11" x 8'8" (2.72 x 2.66)

Wall mounted Worcester boiler. Position for a washing machine. Space for an upright fridge/freezer. Ample space for a dining table. Dual aspect with uPVC double-glazed window to the rear & side. uPVC double-glazed door opens to the rear garden. Tiled effect vinyl flooring.

FIRST FLOOR LANDING 8'3" x 6'6" (2.54 x 1.99)

Dado rail. uPVC double-glazed window to the side. Doors leading to bedroom 2, 3, bathroom & study.

BEDROOM TWO 11'9" x 11'3" plus the bay to the front (3.6 x 3.44 plus the bay to the front)

uPVC double-glazed bay window to the front. Picture rail.

BEDROOM THREE 11'10" x 11'7" (3.62 x 3.54)

Picture rail. uPVC double-glazed window to the rear overlooking the garden.

BATHROOM 8'2" x 6'6" (2.51 x 1.99)

Matching suite of panelled bath with electric Mira shower over, close coupled wc & pedestal wash hand basin. Part-tiled walls. Dual aspect with obscured uPVC double-glazed window to the rear & side. Vinyl flooring. Access hatch to roof void.

STUDY 6'11" x 6'9" (2.11 x 2.07)

uPVC double-glazed window to the front. Staircase leads up to the master bedroom.

MASTER BEDROOM 18'4" narrowing to 6'6" x 16'0" narrowing to 8'3" (5.6 narrowing to 2 x 4.89 narrowing to 2.52)

uPVC double-glazed window to the side. Two velux windows to the front. One velux window to the rear. Ceiling spotlights. Storage cupboards into the eaves. Door to the en-suite.

EN-SUITE 5'4" x 4'11" (1.63 x 1.5)

Close coupled wc & pedestal wash hand basin. Tiled splash-back. Restricted head height. Velux window to the rear.

GARAGE 18'10" x 10'7" (5.76 x 3.24)

uPVC double-glazed window to the rear. Light & power available. Solar panels fitted on roof which are privately owned.

OUTSIDE

The property is approached via a shared gravel driveway with the property having a brick hardstand to the front. A couple of steps lead up to the front door.

GARDEN

A wooden picket gate opens to the enclosed south-facing rear garden with paved patio. A path bisects down through the garden with lawn to one side with raised flower beds & further shrubs to the other side. A patio stands to the rear of the property. Greenhouse. Boundaries are walled & wood panel fencing.

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.
Solar panels.

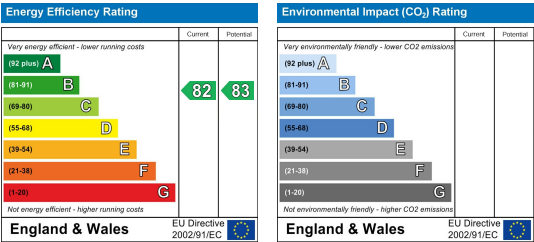
Area Map



Floor Plans



Energy Efficiency Graph



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