



Earls Mill Road, Plymouth PL7 2BX

welcome to

Earls Mill Road, Plymouth

This extended three bedroom semi-detached home features a unique private terrace, sizable and fully enclosed rear garden with both side and rear access, private garage and driveway and benefits from beautiful far reaching countryside views.



Entrance Porch:

Double glazed obscured door to front elevation.
Double glazed obscured window to front elevation.
Plain plastered walls. Carpeted flooring.

Lounge:

14' 7" Max x 13' 4" Max (4.45m Max x 4.06m Max)
Wooden door to front elevation. Dual aspect double glazed windows to front and side elevations. Modern wall mounted radiator. Feature fireplace with tiled surround. Plain plastered walls. Carpeted flooring.
Glass paneled door leading through to kitchen/breakfast room.

Kitchen/Breakfast Room:

14' 8" x 9' 6" (4.47m x 2.90m)
Fitted kitchen with wall and base level units. 1 1/2 bowl sink drainer with mixer tap over. Gas point for cooker and fitted cooker-hood over. Space and plumbing for washing machine. Space for American style fridge freezer. Double glazed window to side elevation. Splashback tiling. Large understairs storage cupboard. Radiator. Plain plastered walls and ceiling. Insert spotlighting. Laminate flooring. Space for breakfast table and chairs. Small double glazed obscured window to rear elevation. Room naturally flows into separate dining room/reception room.

Extended Dining Area:

11' 8" x 9' 11" (3.56m x 3.02m)
Double glazed patio doors to rear elevation that lead directly out to the rear garden. Partly obscured double glazed door to side elevation leading to the side of the property. Obscured double glazed window to rear elevation. Radiator. Plain plastered walls and ceiling. Insert spotlighting. Laminate flooring.

Landing:

Plain plastered walls. Access to loft which has been insulated and partly boarded. Carpeted flooring.

Master Bedroom:

14' 6" x 8' 4" (4.42m x 2.54m)
Double glazed window to front elevation overlooking beautiful countryside views. Radiator. Plain plastered walls. Carpeted flooring.

Bedroom Two:

9' 4" x 8' 5" Max (2.84m x 2.57m Max)
Double glazed window to rear elevation with garden view. Double glazed door to rear elevation leading directly out to private terrace. Large airing cupboard housing CH boiler. Radiator. Plain plastered walls. Carpeted flooring.

Bedroom Three:

10' 1" Max x 6' Max (3.07m Max x 1.83m Max)
Double glazed window to front elevation with beautiful far reaching countryside views. Radiator. Large over the stairs storage cupboard. Plain plastered walls. Carpeted flooring.

Family Bathroom:

Double glazed obscured window to rear elevation. Low level WC. Wash hand basin with mixer tap over and built in vanity unit. bath with mixer tap over and shower overhead running off the mains supply. Chrome heated towel rail. Fully tiled. Vinyl flooring.

Rear Garden:

From the dining room double glazed patio doors there are steps that lead up to and mainly laid to lawn area with mature plant and shrub borders which then naturally flows to an elevation decked seating area to the rear. There is secure gated side access to the rear lane and access to the garage from the garden. Stairs then lead up to the properties unique private terrace. This is a fantastic space for further garden furniture, bbq's and the like! It is safely enclosed by rails and gate.

Private Garage:

18' 5" x 9' 8" (5.61m x 2.95m)
The garage houses both power and lighting, and is accessed via an up and over door, or can be accessed via the rear garden if preferred. It also features a double glazed window to rear elevation.

Private Driveway:

There is a private driveway to the front of the property that is accessed via a dropped kerb, in addition to on street parking.



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welcome to

Earls Mill Road, Plymouth

- PRIVATE AND UNIQUE TERRACE
- COUNCIL TAX BAND - C
- PRIVATE GARAGE
- EXTENDED DINING AREA
- BEAUTIFUL COUNTRYSIDE VIEWS

Tenure: Freehold EPC Rating: C

offers in excess of

£270,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
PYP104056 - 0003

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