



Bridwell Road, Plymouth PL5 1AG

welcome to

Bridwell Road, Plymouth

This substantial detached family home was the ex show home for the Weston Mill Estate and constructed in 1952, For this reason the property is very unique among its contemporaries.

The approach to the property is welcoming, with a driveway providing off road parking via dropped kerb.



Entrance Hall:

Upon entrance of the property, you are welcomed into the spacious hallway, with stairs leading to the first floor and doors to the living/ dining room, through into the kitchen. Radiator. Understairs storage housing consumer unit.

Lounge:

13' 4" x 11' 8" Plus Bay (4.06m x 3.56m Plus Bay)
Double glazed 1930's bay window to front elevation. Electric fireplace. Feature spot lighting. Opening to dining room. The living/dining room is an open plan layout and enjoys overlooking the front of the home. To the other side of the house is a conservatory, overlooking the large rear garden. There is attractive parquet flooring, with plenty of history from when the property was once a doctor's surgery, this flooring runs through into the hallway, however it is yet to be uncovered.

Dining Room:

11' 3" x 11' 4" (3.43m x 3.45m)
Single glazed windows to sun room. Single glazed french doors to sun room. Radiator.

Sun Room:

20' 3" x 4' 9" (6.17m x 1.45m)
Dual aspect double glazed windows to both rear and side elevations. Power and lighting. Double glazed door to side elevation.

Kitchen:

11' 11" x 9' 10" (3.63m x 3.00m)
Fitted kitchen with wall and base level unit. Double glazed window to rear elevation with beautiful far reaching and garden views. Integrated dishwasher. Integrated five ring gas hob and electric oven with cooker-hood over. Integral fridge freezer. 1 1/2 bowl sink drainer with mixer tap over. Splash back tiling.

Utility Room:

9' 6" x 3' 10" (2.90m x 1.17m)
Dual aspect double glazed windows to both side and rear elevations. Double glazed door to rear elevation. Door leading to integral access to garage. Space for

an additional fridge freezer.

Landing:

Double glazed window to rear elevation. Radiator. Access to loft. Lighting. Carpeted flooring.

Master Bedroom:

11' 9" Plus Bay window x 13' 5" (3.58m Plus Bay window x 4.09m)
Double glazed 1930's bay window to front elevation with garden view. Radiator.

Bedroom Two:

13' 7" x 11' 11" (4.14m x 3.63m)
Double glazed window to rear elevation with far reaching views of Dartmoor. Radiator.

Bedroom Three:

15' 11" Max x 9' 4" (4.85m Max x 2.84m)
Double glazed window to front elevation. Radiator. Carpeted flooring.

Bedroom Four:

7' 11" x 7' 9" (2.41m x 2.36m)
Double glazed window to front elevation. Radiator. Carpeted flooring.

Bathroom:

Double walk in shower. Dual aspect double glazed obscured window to both side and rear elevations. Low level WC. Wash hand basin. Heated towel rail.

Rear Garden:

The rear garden is tiered, on the middle level is a decking with a hot tub which is included in the sale of the property. On the bottom level is the double greenhouse, along with many manicured plants and shrubs. There is also an integral garage, which is currently used as a home gym and houses the newly installed boiler.

Front Garden:

Front garden features a beautifully kept pond and a mainly laid to lawn area. In addition there is a driveway accessed via dropped kerb.

Garage:

15' 10" x 8' 10" (4.83m x 2.69m)
Double glazed side facing windows. Power and lighting. Storage units and shelving. Wall mounted CH boiler. Gas meter. Consumer unit for hot tub. Up and over garage door.



view this property online fox-and-sons.co.uk/Property/SBX106038



welcome to

Bridwell Road, Plymouth

- FOUR BEDROOM DETACHED FAMILY HOME
- DRIVEWAY FOR MULTIPLE VEHICLES
- GARAGE
- COUNCIL TAX BAND - B
- TWO RECEPTION ROOMS PLUS SUN ROOM

Tenure: Freehold EPC Rating: D

offers in excess of

£425,000



*This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any land area), quantities and orientations are approximate. No liability is accepted. The seller is not responsible for any errors or omissions. It is the buyer's responsibility to verify the accuracy of the information. Fox & Sons is not responsible for any errors or omissions. It is the buyer's responsibility to verify the accuracy of the information. Fox & Sons is not responsible for any errors or omissions. It is the buyer's responsibility to verify the accuracy of the information. Fox & Sons is not responsible for any errors or omissions. It is the buyer's responsibility to verify the accuracy of the information.



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SBX106038



Property Ref:
SBX106038 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



01752 367232



stbudeau@fox-and-sons.co.uk



630 Wolseley Road, St Budeaux, PLYMOUTH,
Devon, PL5 1TE



fox-and-sons.co.uk