



74 Billacombe Road

Plymstock, Plymouth, PL9 7EX

£575,000



Older-style detached house set in a generous plot with mature south-facing gardens. The property is well set-back from the road & features a double garage with parking. The accommodation briefly comprises a spacious entrance hall & downstairs wc, lounge, separate formal dining room & kitchen with Rayburn, 4 bedrooms, master ensuite shower room, family bathroom & separate wc. Double glazing & central heating.



BILLACOMBE ROAD, PLYMSTOCK, PLYMOUTH PL9 7EX

ACCOMMODATION

Front door opening into the hallway.

ENTRANCE HALL 12'7 x 12'3 (3.84m x 3.73m)

Providing a spacious approach to the accommodation. Feature staircase with window above. Laminate flooring.

LOUNGE 18'3 x 12'6 (5.56m x 3.81m)

Superb fireplace with a stone surround and hearth and a fitted 'Living Flame'-style gas fire. Triple aspect with windows to the rear and both side elevations, incorporating French doors leading to outside. Ornate coving. Picture rail.

FORMAL DINING ROOM 18'5 x 12'0 (5.61m x 3.66m)

Superb triple aspect room with windows to the front and side elevations. French doors to the rear, with windows above, leading to the garden. Chimney breast with fireplace. Feature ceiling. Picture rail.

KITCHEN 18'6 x 12'0 (5.64m x 3.66m)

Dual aspect with windows and fitted blinds to the front and rear elevations. Chimney breast with Rayburn set onto a quarry-tiled hearth. Original storage cupboards to one side housing the Worcester gas boiler. Range of base and wall-mounted cabinets with medium oak-style fascias, with work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single-drainer sink unit. Built-in oven. Inset 4-ring gas hob. Space for fridge/freezer. Integral dishwasher. Laminate flooring.

UTILITY 10'0 x 6'9 (3.05m x 2.06m)

Storage cupboards. Space for a washing machine and tumble dryer. Belfast-style sink. Window to the side elevation.

DOWNSTAIRS WC

Fitted with a wc and a corner-style basin with cupboard beneath and tiled splash-back. Obscured window to the front with a fitted blind. Tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Picture rail. Window over the stairs to the front elevation with views. Picture rail.

BEDROOM ONE 13'3 x 12'0 (4.04m x 3.66m)

Window to the rear elevation overlooking the garden. Picture rail. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'8 x 4'5 (2.34m x 1.35m)

Tiling to the walls and floor. Walk-in shower with a fixed glass screen. Wall-mounted basin with a cupboard above and wc. Chrome towel rail/radiator. Spot lighting.

BEDROOM TWO 12'6 x 11'11 (3.81m x 3.63m)

Window to the rear elevation overlooking the garden. Original fireplace. Picture rail. Built-in cupboard.

BEDROOM THREE 10'9 x 9'6 (3.28m x 2.90m)

Currently being used as a study. 2 Velux skylights to the front elevation. Built-in cupboard.

BATHROOM 8'5 x 5'10 (2.57m x 1.78m)

Comprising a bath with shower system above and glass screen, basin with storage beneath and to side with an illuminate mirror above. Fully-tiled walls. Obscured window to the front with a fitted blind. Chrome towel rail/radiator.

SEPARATE WC

Comprising wc and wall-mounted basin. Fully-tiled walls. Obscured window to the front elevation.

GARAGE 19'7 x 16'2 (5.97m x 4.93m)

Detached garage with a pitched roof and a door to the front. Power and lighting.

OUTSIDE

The property is well set-back from the road, with a large front garden laid to lawn with mature planting. Preceding the garage is a driveway with an area of chippings providing additional parking. A separate pedestrian gate opens onto a pathway providing access and leading to the house. There is also an area of decking with a covered pergola and a small flight of steps leading to a basement storage room. The rear garden enjoys a sunny aspect, and is also laid to lawn with mature planting. Timber summer house and shed. Outside tap.

COUNCIL TAX

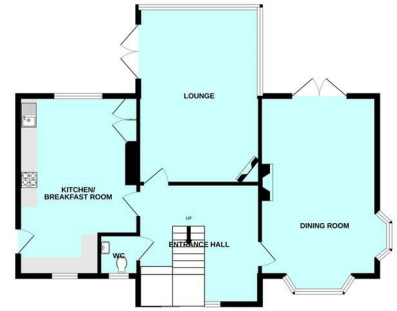
Plymouth City Council
Council tax band E

Area Map



Floor Plans

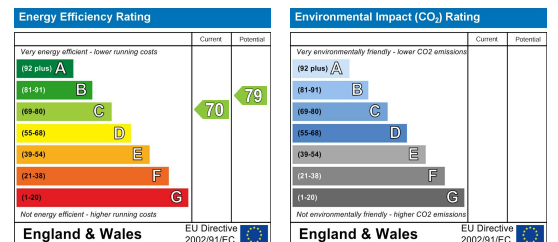
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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