



75 Pomphlett Road

Plymstock, Plymouth, PL9 7BT

O.I.R.O £280,000



Superbly-presented end-terraced period bay-fronted house with accommodation briefly comprising an entrance hall, lounge, separate dining room/optional ground floor 4th bedroom, downstairs cloakroom/wc & stunning open-plan kitchen/breakfast/family room with feature island. The room overlooks & opens onto the rear garden. On the first floor there are 3 double bedrooms, family bathroom and ensuite shower room. Rear garden. Double-glazing & central heating. No onward chain.



POMPHELETT ROAD, PLYMSTOCK, PL9 7BT

ACCOMMODATION

Front door opening into a vestibule.

VESTIBULE

Over-head consumer unit and electric meter. Further doorway, which is partly-glazed, opening into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

LOUNGE 14'5 into bay x 12'10 (4.39m into bay x 3.91m)

3-sided bay window to the front elevation. Chimney breast with an electric fire.

DINING ROOM/BEDROOM FOUR 11'11 x 10' (3.63m x 3.05m)

Chimney breast. Window to the side elevation.

KITCHEN/BREAKFAST/FAMILY ROOM 18'5 x 14'5 (5.61m x 4.39m)

A superb open-plan room with matching range of cabinets finished with Quartz-style work surfaces and a matching wrap-around island including an inset champagne trough. Inset stainless-steel sink with a mixer tap. AEG induction hob with a glass splash-back and Faber cooker hood over. AEG double oven and grill. Integral fridge and freezer. Dishwasher. Washing machine. The island features 6 large storage drawers and includes a breakfast bar. Boiler concealed by a matching cabinet. 2 contemporary vertical radiators. Inset LED ceiling spotlights. 2 skylights. Double doors overlooking and opening onto the rear garden.

DOWNSTAIRS CLOAKROOM/WC

Comprising a corner-style basin and wc.

FIRST FLOOR LANDING

Providing split-level access to the first floor accommodation. Over-head window to the rear elevation. Loft hatch. Built-in storage cupboard.

BEDROOM ONE 11'11 x 10'1 (3.63m x 3.07m)

Situated to the front elevation. Chimney breast. Window with views.

BEDROOM TWO 11'11 x 10'1 (3.63m x 3.07m)

Chimney breast. Window to the side elevation.

BEDROOM THREE 11'4 x 8'7 (3.45m x 2.62m)

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

ENSUITE SHOWER ROOM 8'7 x 2'7 (2.62m x 0.79m)

Comprising an enclosed shower with bi-folding glass door and a built-in shower system, square basin with a cupboard beneath and wc. Chrome towel rail/radiator. LED mirror.

FAMILY BATHROOM 8'4 x 5'7 (2.54m x 1.70m)

Comprising a bath with a shower system over, basin with drawer storage beneath and wc. Chrome towel rail/radiator. LED mirror. Window to the front elevation with views.

OUTSIDE

The rear garden is mainly laid to lawn. There is an area of chippings laid adjacent to the rear elevation. Paved steps. The garden is enclosed by brick-walling and timber-fencing.

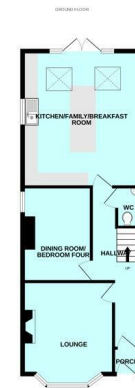
COUNCIL TAX

Plymouth City Council
Council tax band B

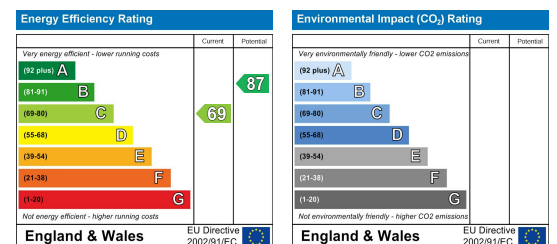
Area Map



Floor Plans



Energy Efficiency Graph



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