



62 Rocky Park Road

Plymstock, Plymouth, PL9 7DQ

£289,950



Superbly-presented older-style semi-detached house in a lovely location enjoying a stunning westerly-facing landscaped garden with far-reaching views towards Plymouth. The accommodation briefly comprises an entrance vestibule, inner hallway, downstairs wc, bay-fronted lounge with window seat, extended kitchen/dining room with a separate cloakroom & boot room/potential utility room. On the first floor there are 3 bedrooms & bathroom. Double-glazing & central heating. Situated within easy reach of central Plymouth.



ROCKY PARK ROAD, PLYMSTOCK, PL9 7DQ

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE

Quarry-tiled floor. Obscured window to the side elevation. Over-head cupboard housing the electric meter and consumer unit. Further obscured glazed leaded door opening into the hallway.

HALLWAY

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

DOWNSTAIRS WC

Comprising a wc and corner basin with a cabinet beneath. Space and plumbing for washing machine. Wall-mounted gas boiler. Obscured window to the side elevation.

LOUNGE 14'5 into bay x 11' (4.39m into bay x 3.35m)

Chimney breast with fireplace featuring a cast inset with tiles and an open grate. Dado and picture rails. Square bay window to the front elevation with a built-in window seat with storage beneath.

KITCHEN/DINER 22'4 x 9'10 at widest point (6.81m x 3.00m at widest point)

An open-plan extended room with bi-folding doors to the rear elevation leading to the garden. The dining area has ample space for seating and table and chairs. Chimney breast with wood burner set onto a slate hearth. Built-in dresser to one side of the chimney breast. Bi-folding door opening into the cloakroom. Open-plan access through to the kitchen area. The kitchen area is fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Built-in oven. Inset hob. Space and plumbing for dishwasher. Space for American-style fridge-freezer. Stable door opening into the boot/potential utility room.

BOOT ROOM/POTENTIAL UTILITY ROOM 7'6 x 5'9 (2.29m x 1.75m)

Wall-mounted storage cupboards. Plumbed with a radiator. Obscured glazed door leading to the rear garden.

CLOAKROOM 6' x 5'7 (1.83m x 1.70m)

Could be used as a study area. Fitted shelving and work surface. Coat hooks. Obscured window to the side elevation.

FIRST FLOOR SPLIT-LEVEL LANDING

Providing access to the first floor accommodation. Window to the side elevation with lovely views over the playing fields towards Burrow Hill. Loft hatch. Cupboard with shelving.

BEDROOM ONE 12'8 x 9'10 (3.86m x 3.00m)

Chimney breast with original cast fireplace. Built-in wardrobes and storage. Picture rail. Window to the rear elevation with fantastic far-reaching views over the garden towards Plymouth.

BEDROOM TWO 12'2 x 9'10 (3.71m x 3.00m)

Chimney breast with storage cupboards to one side. Window to the front elevation with views towards the cricket field.

BEDROOM THREE 9' x 5'9 (2.74m x 1.75m)

Window to the front elevation with views towards the cricket field.

BATHROOM 5'7 x 5'7 (1.70m x 1.70m)

Comprising a bath with a shower system over and bi-folding glass screen, wc with a push-button flush and basin set into a cabinet providing storage and concealing the cistern. Towel rail/radiator. Bathroom cabinet. Partly-tiled walls. Obscured window with fitted blinds to the rear elevation.

OUTSIDE

To the front there are areas laid to chippings with shrubs. A pathway leads around the side of the house through a timber gate accessing the rear garden. The rear garden extends in a westerly direction with views towards Plymouth. The garden has been landscaped with areas laid to decking, paving, a lawn and well-stocked shrub and flower beds. At the end of the garden is a timber summer house. Outside power points.

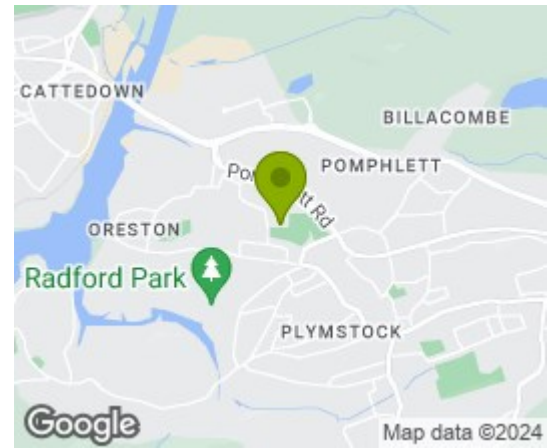
COUNCIL TAX

Plymouth City Council
Council tax band C

AGENT'S NOTE

Mains water, mains gas, mains electric. Private drainage.

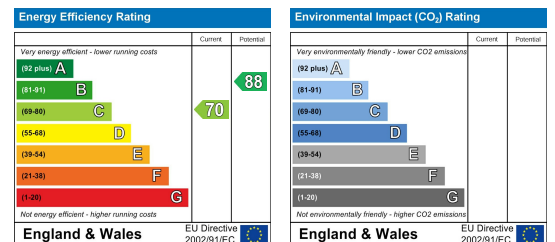
Area Map



Floor Plans



Energy Efficiency Graph



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