



18 Berry Park Road

Plymstock, Plymouth, PL9 9AG

£325,000



Lovely older-style detached bungalow located in the heart of Plymstock being sold with no onward chain. The accommodation is flexible in its use & is currently laid out as a lounge, kitchen with dining area, 2 ground floor bedrooms & bathroom. Accessed via the stairs in the kitchen are 2 utilised loft areas. Useful cellar space & utility. Double-glazing & gas central heating. Front & rear gardens. Driveway extending down the side of the property to the detached garage.



BERRY PARK ROAD, PLYMSTOCK, PL9 9AG

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading to the entrance vestibule.

ENTRANCE VESTIBULE

Part glazed inner door leading into the entrance hall.

ENTRANCE HALL

Doors providing access to the accommodation.

LOUNGE 14'5" into the bay x 12'6" (4.41 into the bay x 3.82)

Double-glazed square bay window to the front elevation. Stone fireplace and hearth with inset 'Living Flame' gas fire (disconnected).

BEDROOM ONE 15'5" into the bay x 11'5" to wardrobe rear (4.70 into the bay x 3.48 to wardrobe rear)

Double-glazed bay window to the front elevation. Along one wall are a range of fitted wardrobes with storage and hanging space.

BEDROOM TWO 12'6" into the alcove x 11'11" (3.82 into the alcove x 3.64)

Feature fireplace. Built-in display unit and storage cupboard to alcove. Double-glazed window to the rear elevation with outlook across local rooftops and the surrounding Plymstock district.

BATHROOM 7'4" x 6'2" (2.24 x 1.88)

Fitted with a coloured suite comprising a panel bath, separate shower cubicle with folding shower screen door, tiled area surround and shower unit with spray attachment, pedestal wash basin and low level wc. Obscured double-glazed window to the rear elevation.

KITCHEN 8'3" x 8'0" incl kitchen units (2.53 x 2.46 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer single bowl sink unit. Inset 4-ring gas hob with an electric oven beneath. Turning staircase rising to the utilised loft. Opening leading into the dining area.

DINING AREA 8'3" x 8'0" (2.53 x 2.46)

Windows to 3 elevations with outlook across local rooftops and the surrounding Plymstock district. Part double-glazed door providing access to steps which lead down to the garden.

UTILISED LOFT AREA 1 11'5" x 8'3" taken at a height of 4'11" (3.48 x 2.52 taken at a height of 1.5)

Accessed from the open-tread stairs in the kitchen. Sloping ceilings to 3 elevations. Velux-style double-glazed window to the rear elevation. Eaves storage access. Doorway leading into the second area.

UTILISED LOFT AREA 2 10'6" x 7'2" taken at a height of 4'11" (3.22 x 2.20 taken at a height of 1.5)

Sloping ceilings to 3 elevations. Velux-style double-glazed window to the rear elevation. Eaves storage.

GARAGE 20'7" x 11'3" (6.29 x 3.45)

Up-&-over door to the front elevation. Power and lighting.

UTILITY 8'3" x 8'1" with a reduced head height of 5'8" (2.54 x 2.47 with a reduced head height of 1.74)

Located beneath the dining area. Low level toilet. Space and plumbing for a washing machine. Power and lighting. Gas boiler.

OUTSIDE

The property is approached via double gates leading to the sloped drive providing off-road parking and access down to the garage. The front garden has a lawned section with mature shrubs bordering. A gravel path leads to the main front entrance. The path continues down the far side of the bungalow to a gate which in turn provides access to the rear garden. Outside cold tap. Door leading to the useful cellar access and storage. The rear garden is enclosed by block-walling and fencing and the majority of the garden is laid to lawn. There are a number of trees and flowering plants.

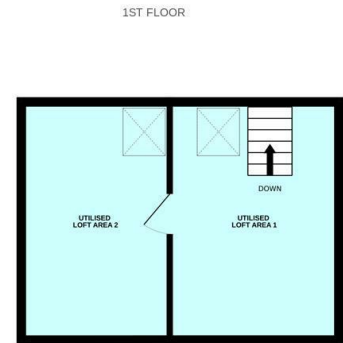
COUNCIL TAX

Plymouth City Council
Council tax band D

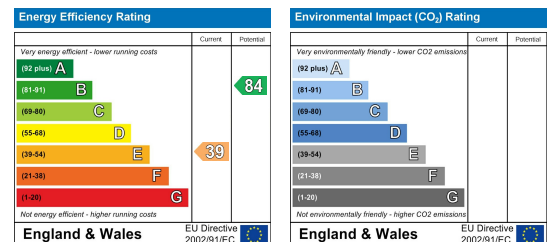
Area Map



Floor Plans



Energy Efficiency Graph



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