



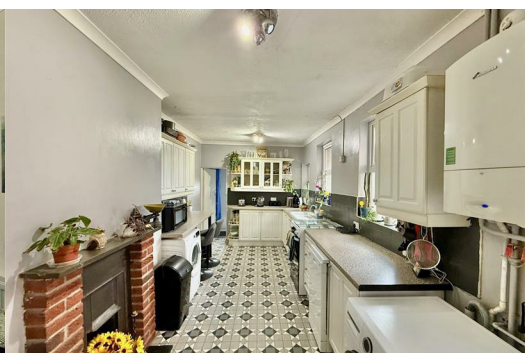
26 Pomphlett Road

Plymstock, Plymouth, PL9 7BL

£250,000



A conveniently-positioned older-style bay-fronted mid-terraced house with lots of character including feature high ceilings. The accommodation comprises an entrance hall, bay-fronted lounge/dining room & a generous kitchen/breakfast room leading to a ground floor bathroom. On the first floor a split-level landing provides access to 3 bedrooms, ensuite shower room to bedroom one plus a store room which could be converted into a 4th bedroom subject to necessary consents etc. South-west facing courtyard-style garden to the rear & off-road parking. Double-glazing & central heating.



POMPHLETT ROAD, PLYMSTOCK, PL9 7BL

ACCOMMODATION

Front door opening into an entrance vestibule.

ENTRANCE VESTIBULE

Coved ceiling. Original panelling with inset tiles to the walls. Door featuring stained glass opening into the hallway.

HALLWAY

Staircase with ornate carved Newell post handrail and painted spindles ascending to the first floor. Under-stairs storage cupboards. Dado rail. Over-head corbels. Doors providing access to the ground floor accommodation.

LOUNGE/DINING ROOM 28' into bay x 12'1 at widest point (8.53m into bay x 3.68m at widest point)

Bay window with fitted blinds to the front elevation. Window with fitted blind to the rear elevation. Range of wall-mounted cabinets and shelving. Chimney breast with fireplace within the lounge area. Ample space for seating and dining. Coved ceiling. Ornate ceiling rose.

KITCHEN/BREAKFAST ROOM 19'1 x 8'10 (5.82m x 2.69m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Breakfast bar. Space for free-standing cooker, washing machine, fridge-freezer and slimline dishwasher. Wall-mounted Worcester gas boiler. Space for tumble dryer. Over-head cupboard housing the electric meter and consumer unit. Chimney breast with fireplace. 3 windows to the side elevation. Doorway leading to outside.

BATHROOM 10'4 x 5'1 (3.15m x 1.55m)

Comprising a bath with an electric shower system over, wc and pedestal basin. Mirror bathroom cabinet. Chrome towel rail/radiator. Recessed storage cupboard with shelving. Partly-tiled walls. Dual aspect with obscured windows to the rear and side elevations.

FIRST FLOOR LANDING

Providing a split-level access to the first floor accommodation. Dado rail. Storage cupboard. Loft hatch. Over-head window to the rear elevation.

BEDROOM ONE 19'2 x 8'11 max dimensions (5.84m x 2.72m max dimensions)

Situated in the tenement with a window with a fitted blind to the rear elevation. Built-in wardrobes and shelving. Loft hatch.

ENSUITE SHOWER ROOM 9'3 x 3'1 max dimensions (2.82m x 0.94m max dimensions)

Comprising an enclosed shower, pedestal basin and wc. Wall-mounted chrome towel rail/radiator. Fully-tiled walls. Window to the side elevation.

BEDROOM TWO 15'11 into bay x 9'9 (4.85m into bay x 2.97m)

Bay window with fitted blinds to the front elevation. Chimney breast with built-in storage to one side. Coved ceiling.

BEDROOM THREE 11'7 x 9'3 (3.53m x 2.82m)

Chimney breast with built-in shelving to one side. Picture rail. Window to the rear elevation.

STORE ROOM 8 x 5'9 (2.44m x 1.75m)

Fitted with shelving. This room currently does not have a window but could be converted into a fourth bedroom subject to any necessary consents.

OUTSIDE

To the rear there is a south-west facing paved courtyard together with raised shrub and flower beds. There is a patio area and an outside shed. Beyond the courtyard garden is a parking area.

COUNCIL TAX

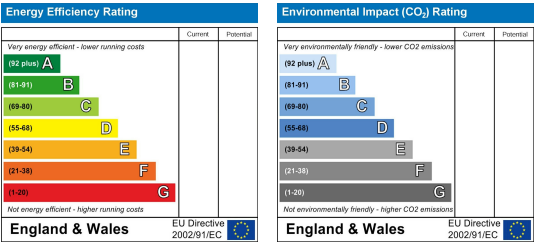
Plymouth City Council
Council tax band C

Area Map



Floor Plans

Energy Efficiency Graph



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