



98 Plymstock Road

Plymstock, Plymouth, PL9 7PJ

£425,000



An older-style semi-detached house in a highly sought-after location offering a wealth of characterful features, high ceilings & large garden with a fantastic view. The accommodation briefly comprises an entrance hall, bay-fronted lounge with wood burner, separate dining room, breakfast room, kitchen, downstairs cloakroom/wc, 3 double bedrooms, family bathroom & master ensuite shower room. Paved driveway & garage. Double-glazing & central heating.



PLYMSTOCK ROAD, PLYMSTOCK, PL9 7PJ

ACCOMMODATION

Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE

Original panelling and tiles. Coved ceiling. Further front door with stained glass opening into the hallway.

HALLWAY

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Understairs cupboards. Coved ceiling.

LOUNGE 15'10 into bay x 13'9 (4.83m into bay x 4.19m)

3-sided bay window with fitted blind to the front elevation. Fireplace with marble surround and tiled inset and featuring a wood burning stove. Exposed polished floor boards. Coved ceiling. Ceiling rose. Picture rail. Square opening leading through to the dining room.

DINING ROOM 11'3 x 11'9 (3.43m x 3.58m)

Matching exposed polished floor boards. Matching fireplace with cast inset and tiles. Coved ceiling. Ceiling rose. Picture rail. Window with fitted blinds to the rear elevation.

BREAKFAST ROOM 10'8 x 9'10 (3.25m x 3.00m)

Chimney breast with wood burner and original storage cupboards either side. Dado rail. Window to the side elevation. Doorway opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and a wall-mounted wash hand basin.

KITCHEN 17'7 x 10' at widest point (5.36m x 3.05m at widest point)

Range of wall-mounted and base cabinets with polished hard wood work surfaces. Breakfast bar. One-&-a-half bowl single drainer sink. Range-style cooker. Space for fridge and freezer beneath the work surface. Space and plumbing for dishwasher. Tiled floor. Uplighting. Window to the rear elevation with lovely views over the garden. Additional window to the side elevation. Doorway leading to outside.

FIRST FLOOR LANDING

Providing split-level access to the first floor accommodation. Storage cupboard with shelving. Consumer unit. Loft hatch. Small over-head window to the rear elevation.

BEDROOM ONE 17'9 max width x 13'8 into bay (5.41m max width x 4.17m into bay)

Running the full-width of the property. 3-sided bay window with fitted blinds. Picture rail. Exposed and painted floor boards. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7' x 6' (2.13m x 1.83m)

Comprising an enclosed shower with waterproof panelling and a curved glass screen, basin with a cupboard beneath and a wc. Matching floor boards. Picture rail. Obscured window with fitted blind to the front elevation.

BEDROOM TWO 13'10 x 11'3 (4.22m x 3.43m)

Fireplace with cast inset, tiles and pine surround. Exposed and painted floor boards. Coved ceiling. Picture rail. Window with fitted blinds to the rear elevation.

BEDROOM THREE 11'9 x 9'9 (3.58m x 2.97m)

Fireplace with cast inset and pine surround. Exposed and painted floor boards. Picture rail. Window to the rear elevation with lovely views over the Cattewater towards Plymouth and views over the garden.

FAMILY BATHROOM 9'2 x 6'3 (2.79m x 1.91m)

Comprising a double-ended bath with mixer tap and a shower fitted over with a shower rail and curtain, wc and pedestal basin. Wall-mounted storage cupboard. Loft hatch. Partly-tiled walls. Coved ceiling. Obscured window with fitted blinds to the side elevation.

GARAGE 17'5 x 8'3 (5.31m x 2.51m)

Up-&-over style door to the front elevation. Wall-mounted gas boiler. Plumbing for washing machine. Inspection pit. Pitched roof. Side access door. Windows to the rear and side elevations.

OUTSIDE

To the front a brick-paved driveway provides ample off-road parking and access to the main front door. The driveway runs alongside the house leading to the garage. The rear garden has paved patio areas laid adjacent to the rear of the property plus an area laid to chippings. Beyond this the garden is laid to lawn and is enclosed by stone walling and some shrubs.

COUNCIL TAX

Plymouth City Council
Council tax band D

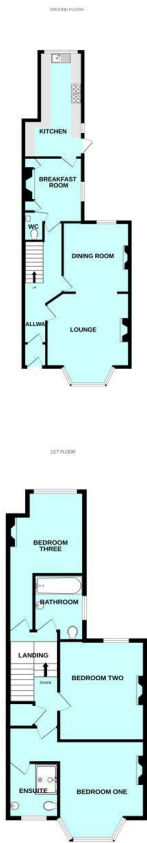
SERVICES

The property is connected to gas, electricity and mains water. There is a cesspit for drainage.

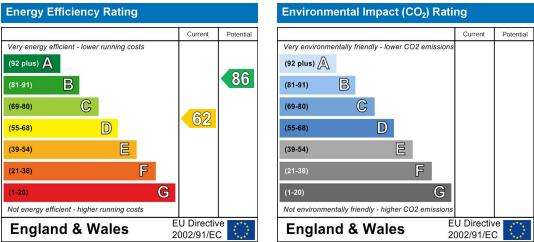
Area Map



Floor Plans



Energy Efficiency Graph



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