



## 3 Reigate Road

Plymstock, Plymouth, PL9 7DW

£325,000



Superbly-presented older-style semi-detached house occupying a corner plot with a generous driveway. The accommodation briefly comprises an entrance hall, lounge, open-plan kitchen/dining room, 3 bedrooms & bathroom. There are gardens to the front & rear. Double-glazing & central heating.





REIGATE ROAD, PLYMSTOCK, PL9 7DW

ACCOMMODATION

Front door opening into the entrance hall.

HALL 10'9 x 5'5 (3.28m x 1.65m)

Doors providing access to the ground floor accommodation. Feature panelling also continuing up the stairs. Staircase ascending to the first floor. Under-stairs storage cupboard housing the electric meter and consumer unit. Window with fitted blind to the side elevation.

LOUNGE 12'8 x 11'8 (3.86m x 3.56m)

Window with fitted shutters to the front elevation. Picture rail.

KITCHEN/DINING ROOM 17'7 x 11'11 (5.36m x 3.63m)

An open-plan room running the full-width of the property. Ample space for dining table and chairs. Chimney breast with fireplace. Range of kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Inset stainless-steel single drainer sink unit. Built-in oven and hob with a cooker hood above. Integral dishwasher. Space and plumbing for washing machine. Space for free-standing fridge-freezer. Alcove with space for bin and hoover and with shelving above. Window to the rear elevation. Sliding double-glazed doors overlooking and opening onto the garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window with fitted blind to the side elevation.

BEDROOM ONE 13'3 x 10'7 (4.04m x 3.23m)

Window with fitted shutters to the front elevation. Built-in storage. Picture rail.

BEDROOM TWO 12' x 11'7 (3.66m x 3.53m)

Window with fitted blind to the rear elevation. Built-in storage. Picture rail.

BEDROOM THREE 7'2 x 6'6 (2.18m x 1.98m)

Window with fitted blind to the front elevation. Picture rail.

BATHROOM 8'5 x 5'5 (2.57m x 1.65m)

Comprising a bath with a shower system over and a glass screen, wc and basin with a cabinet beneath. Chrome towel rail/radiator. Fully-tiled walls. Loft hatch. 2 obscured windows to the side elevation.

OUTSIDE

A paved driveway provides ample off-road parking and access to the property. To the front, there is a laurel hedge and the garden is paved together with an area laid to lawn featuring some shrubs. There is additional pedestrian access and a gateway leads around the side of the property accessing the rear garden. The rear garden is laid to lawn and patio. There is a shed and some shrubs.

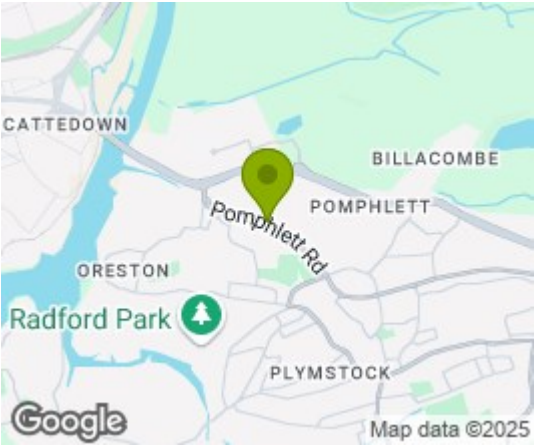
COUNCIL TAX

Plymouth City Council  
Council tax band C

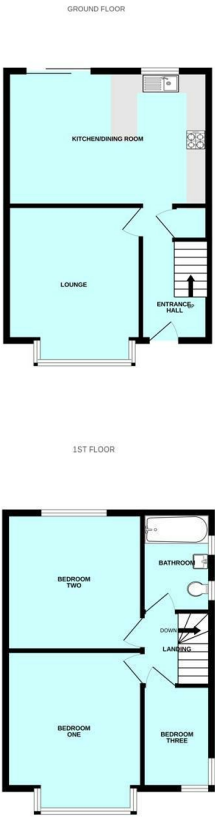
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

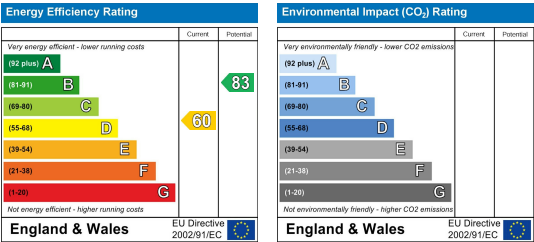
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.