



43 Church Road

Plymstock, Plymouth, PL9 9AP

Offers Over £200,000



A period semi-detached cottage, dating back to at least 1755, with accommodation situated in a convenient location close to central Plymstock. The accommodation briefly comprises a living room, kitchen, conservatory and store room whilst on the first floor there are 2 bedrooms and a shower room. The property has double-glazing and gas central heating. Being sold with vacant possession and no onward chain.



CHURCH ROAD, PLYMSTOCK, PLYMOUTH PL9 9AP

ACCOMMODATION

Front door opening into the living room.

LIVING ROOM 12'11 x 10'3 (3.94m x 3.12m)

Window to the front elevation. Fireplace with storage either side of the chimney breast, also housing the consumer unit and electric meter. Beamed ceiling. Doorway opening into the kitchen.

KITCHEN 14'0 x 6'9 inc units (4.27m x 2.06m inc units)

Range of matching cabinets with work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Free-standing cooker. Space for further appliances. Cloak area. Staircase ascending to the first floor. Window to the rear overlooking the courtyard. Doorway opening into the conservatory.

CONSERVATORY 9'2 x 6'5 (2.79m x 1.96m)

Windows to 2 elevations. French doors leading to outside. Doorway opening into the store room.

STORE ROOM 5'11 x 5'8 (1.80m x 1.73m)

Lighting. Work surface with storage beneath.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Linen cupboard with slatted shelving. Wall-mounted Worcester gas boiler. Small window to the rear elevation.

BEDROOM ONE 13'0 x 8'0 (3.96m x 2.44m)

Window to the front elevation. Chimney breast with storage to one side. Beamed ceiling.

BEDROOM TWO 8'2 x 5'4 (2.49m x 1.63m)

Window to the rear elevation. Beamed ceiling. Loft hatch.

SHOWER ROOM 7'9 x 4'0 (2.36m x 1.22m)

Comprising a double-sized enclosed shower, pedestal basin and wc. Partly-tiled walls. Beamed ceiling.

OUTSIDE

To the front of the property is an enclosed area laid to paving. A covered canopy protects the main front entrance. To the rear there is an enclosed courtyard laid to paving. There is an outside tap and a rear access gate.

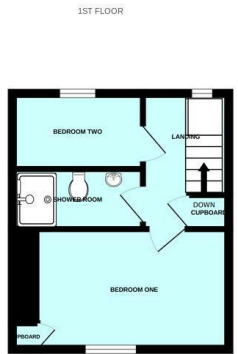
COUNCIL TAX

Plymouth City Council
Council tax band B

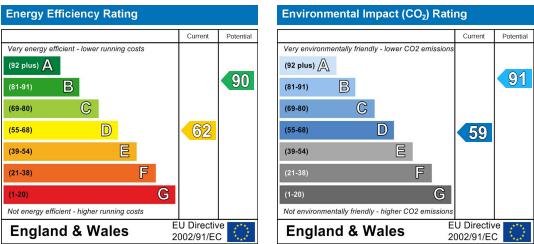
Area Map



Floor Plans



Energy Efficiency Graph



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