Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

38 Lower Compton Road

Lower Compton, Plymouth, PL3 5DH

Offers Over £300,000

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A beautiful presented semi detached family home located in a quiet cul-de-sac in Compton, Plymouth. The spacious accommodation comprises entrance hall, cloakroom, lounge, dining room & kitchen/breakfast room on the ground floor. There are 3 bedrooms & a family bathroom on the 1st floor. There are gardens to the front & enclosed south facing to the rear which has been laid for ease of maintenance. The property benefits from being re-roofed in 2026, new matching carpets throughout & good quality uPVC double glazing with features stained glass. No onward chain.

LOWER COMPTON ROAD, LOWER COMPTON, PLYMOUTH, PL3 5

ACCOMMODATION

Entrance via a wooden door with obscured glazed panels opens up into the vestibule.

VESTIBULE 3'11" x 4'0" (1.2m x 1.24m)
Tiled floor. Decorative wood panelling at dado height. Wooden door with colored stained glass panels opens up into entrance hall

ENTRANCE HALL 22'6" x 5'11" narr 3'11" (6.87m x 1.82 narr 1.2)
Staircase rising to 1st floor & half landing. Wooden stained glass single-glazed lead light window to side. Doors leading through to lounge, dining room, wc & bi-fold doors opening into the kitchen/breakfast room. Wood flooring.

WC 3'8" x 2'9" (1.13m x 0.86m)
Close coupled wc. Wall mounted wash-hand basin. uPVC single-glazed window to side. Tile-effect vinyl flooring. Storage cupboards in the under-stairs areas.

LOUNGE 15'1" x 13'4" max (4.61m x 4.07m max)
Feature fireplace with marble hearth & surround & cast iron inset open grate. uPVC double-glazed bay window to front with stained glass panelling up to top level. Covings. Square arch opening into dining room.

DINING ROOM 13'5" x 11'3" (4.11m x 3.45m)
Serving hatch kitchen. uPVC double-glazed window to rear overlooking the rear garden. Slate hearth inset in chimney breast recess. Covings.

KITCHEN 16'0" x 9'3" (4.9m x 2.84m)
Attractive matching base & wall mounted units to include Range style cooker with extractor hood over, a slimline dishwasher. Plumbing & space for washing machine & tumble dryer. Roll edge laminate work surfaces with inset stainless steel sink unit with mixer tap & single drainer. White brick tiled splash. Dual aspect with uPVC double-glazed window to side & obscured uPVC double-glazed window to the opposite side. Ceiling spotlights. Karndean flooring. Wooden door with double glazed lead light obscure panel into rear garden.

HALF LANDING
Doors leading off into bathroom & bedroom 3. Obscured single-glazed window to side.

BATHROOM 7'8" x 5'11" (2.36m x 1.82m)
Attractive white suite of tiled panelled bath with central tap shower over. Pedestal wash-hand basin. Close coupled wc. Tiled walls & floors. Chrome heated towel rail. 2 uPVC double-glazed windows. Wall-mounted medicine cabinet. Ceiling spotlights.

BEDROOM THREE 9'4" x 8'0" (2.85m x 2.44m)
Feature fireplace. uPVC double-glazed window to rear overlooking the garden. Fitted box shelving.

FIRST FLOOR LANDING
Doors to bedrooms 1 & 2. Fitted twin storage cupboard with open storage above. Access hatch to roof void.

BEDROOM ONE 17'8" x 12'11" (5.41m x 3.96m)
A very large double bedroom. 2 uPVC double-glazed windows to front with stained glass leadlight panels above. Feature fireplace.

BEDROOM TWO 13'6" x 11'5" (4.12m x 3.48m)
Feature fireplace. uPVC double-glazed window to rear overlooking the rear garden. Fitted cupboards in the chimney breast recess with open shelving above.

OUTSIDE
Approached via a wrought iron gate giving access to a paved path leading to the front door, bordered on both sides by stone chippings. Path runs along 1 side of property with wooden gate access to the rear garden. South facing enclosed rear garden, laid for ease & maintenance. a Good sized area laid with astroturf providing a lovely space to sit in or for children to play in. Access door leads into boiler cupboard, housing the Ideal boiler & a storage shed.

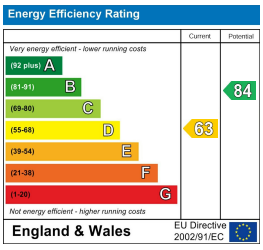
COUNCIL TAX
Plymouth City Council
Council Tax Band: C

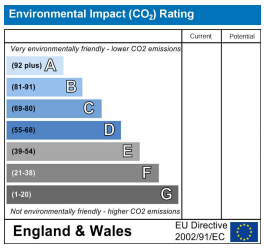
SERVICES
The property is connected to all the mains services: gas, electricity, water & drainage.

Area Map

Floor Plans

Energy Efficiency Graph





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10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk