



## 42 Marina Road

West Park, Plymouth, PL5 2NP

£229,950



An older-style bay-fronted semi-detached house in a nice position being sold with no onward chain enjoying a southerly-facing rear garden & nice views. The accommodation briefly comprises an entrance hall, kitchen, open-plan dual aspect living room, rear porch, 3 bedrooms & a bathroom. Externally there is a shared driveway, garage & front and rear gardens. Double-glazing & central heating.



## MARINA ROAD, PLYMOUTH, PL5 2NP

### ACCOMMODATION

Front door opening into the hall.

### ENTRANCE HALL 9'3 x 7'5 (2.82m x 2.26m)

Doors providing access to the ground floor accommodation. Staircase rising to the first floor. Under-stairs cupboard.

### LIVING ROOM 21'6 x 11' (6.55m x 3.35m)

Bay window to the front elevation. French doors to the rear elevation overlooking and opening onto the garden. Fireplace.

### KITCHEN 7'9 x 7'3 (2.36m x 2.21m)

Fitted with base and wall-mounted cabinets with work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in oven and hob. Built-in fridge. Doorway providing access to a rear porch.

### REAR PORCH 6'2 x 4' (1.88m x 1.22m)

Tiled floor. Windows to 2 elevations with views over the garden. Doorway leading to outside.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE 11'7 x 11' (3.53m x 3.35m)

Bay window to the front elevation with lovely views towards woodland. Built-in wardrobes.

### BEDROOM TWO 10'11 x 9'8 (3.33m x 2.95m)

Window to the rear elevation overlooking the garden. Cupboard housing the Worcester gas boiler.

### BEDROOM THREE 7'5 x 6'11 (2.26m x 2.11m)

Window to the front elevation with nice views.

### BATHROOM 7'4 x 5'2 (2.24m x 1.57m)

Comprising a bath with a mixer tap shower, wc and pedestal basin. Partly-tiled walls. Obscured window with a fitted blind to the rear elevation.

### GARAGE

Timber double doors to the front elevation.

### OUTSIDE

To the front is a shared driveway and a garden laid to lawn. The rear garden is also laid to lawn together with paved patio areas and mature shrubs. A side access gate leads to the driveway.

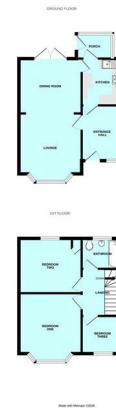
### COUNCIL TAX

Plymouth City Council  
Council tax band B

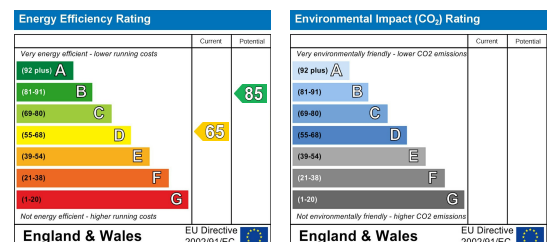
## Area Map



## Floor Plans



## Energy Efficiency Graph



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