



## 138 Efford Road

Efford, Plymouth, PL3 6NQ

**Offers In Excess Of £200,000**



A substantial ex local authority built end-terrace of 4 two storey house being sold vacant with no onward chain. Standing on a generous-sized plot with landscaped terraced front garden, wide side access & long south-westerly facing enclosed rear garden with 3 garden sheds & greenhouse. The benefit of uPVC double-glazing, gas central heating & modern boiler. The accommodation comprises a porch, hall, lounge, separate dining room, kitchen, 3 bedrooms, bathroom & separate wc.



EFFORD ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6NQ

### LOCATION

Found in this residential area of Efford, close to Efford shops & with a good variety of other local services & amenities to hand.

### ACCOMMODATION

#### GROUND FLOOR

**PORCH** 3'7 x 1'10 (1.09m x 0.56m)

**HALL** 13'2 x 5'11 (4.01m x 1.80m)

Staircase rises to the first floor. Under-stairs cupboard.

**LOUNGE** 13'3 x 12'9 overall (4.04m x 3.89m overall)

Window to the front.

**DINING ROOM** 10'2 x 8'10 (3.10m x 2.69m)

Window to the rear.

**KITCHEN** 10'3 x 9'7 (3.12m x 2.92m)

Window to the rear. Side entrance door.

#### FIRST FLOOR

**BEDROOM ONE** 13'3 x 11'1 maximum (4.04m x 3.38m maximum)

Window to the front.

**BEDROOM TWO** 11'3 x 10'2 (3.43m x 3.10m )

Window to the rear.

**BEDROOM THREE** 8'4 x 8'2 (2.54m x 2.49m)

Window to the front.

**BATHROOM** 7'4 x 5'9 (2.24m x 1.75m)

Bath & wash hand basin. Cupboard housing the Biasi gas fired boiler servicing the central heating & domestic hot water.

**WC** 4'3 x 2'6 (1.30m x 0.76m)

WC.

### EXTERNALLY

Front garden. Side area. Rear garden with 3 garden stores & greenhouse.

### COUNCIL TAX

Plymouth City Council

Council Tax Band: B

### SERVICES PLYMOUTH

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

### Area Map



### Floor Plans

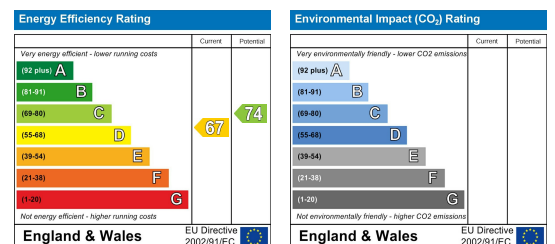
GROUND FLOOR



1ST FLOOR



### Energy Efficiency Graph



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