



40 Jean Crescent

Higher Compton, Plymouth, PL3 6PZ

Fixed Asking Price £280,000



A semi-detached house, built circa 1939, owned for many years, looked after & upgraded in the past & providing a comfortably appointed home with well presented accommodation. A quality fitted integrated kitchen, a good size lounge with fireplace & spacious separate dining room with long views from the rear. Utility room & downstairs wc. 3 bedrooms & well appointed bathroom/wc. Standing on a generous-sized plot with space for 2 cars parked side by side at the front, wide side access & to the rear, a generous size, long, enclosed, mature, well kept garden. Store with power.



JEAN CRESCENT, HIGHER COMPTON, PL3 6PZ

LOCATION

Found in this enviable position, quietly located towards the end of the cul de sac and enjoying far reaching panoramic views from the rear. With a variety of local services and amenities close by.

ACCOMMODATION

Part double glazed door into:

GROUND FLOOR

ENTRANCE PORCH 5'9 x 2'7 (1.75m x 0.79m)

Windows on three sides. Tiled floor. Reinforces part double glazed internal door into:

HALL 14'6 x 5'5 (4.42m x 1.65m)

Staircase with carpeted treads, hardwood newel post and banister rises to the first floor. Picture rail. Useful under stairs storage cupboard housing the mains electric consumer unit and gas meter. Boiler cupboard with window to the side and housing the Worcester gas fired boiler servicing the central heating and domestic hot water.

LOUNGE 13'5 x 11'4 (4.09m x 3.45m)

Window to the front. Focal feature fireplace with limestone fire surround with fitted living flame coal effect gas fire. Picture rail. Openly connecting to:

DINING ROOM 11'9 x 10'8 (3.58m x 3.25m)

Set to the rear with long views across the valley and towards Dartmoor in the distance through a window and double glazed sliding patio style door. Electric fire. Serving hatch to the kitchen and door to the hall.

KITCHEN 8'3 x 6'1 (2.51m x 1.85m)

Window to the side. Fitted kitchen from Castles Kitchens with Corian work surfaces, matching up stands, under mounted stainless steel sink with chrome mixer tap. Quality integrated appliances include four ring variable size induction hob with Siemens electric fan assisted oven under. With a good range of cupboard and drawer storage. Space and plumbing suitable for an automatic washing machine. Opening to:

UTILITY ROOM/REAR PORCH 5'3 x 5'9 max (1.60m x 1.75m max)

uPVC part double glazed back door to the rear and window to the rear. Plumbing suitable for a tumble dryer and space suitable for an upright fridge/freezer. Door to:

WC

Obscure glazed window to the side. Electric panel heater.

FIRST FLOOR

LANDING

Access hatch to the loft. Picture rail. Window to the side. Shelved cupboard.

BEDROOM ONE 14'9 x 10'6 max (4.50m x 3.20m max)

Wide bay window to the front. Picture rail

BEDROOM TWO 10'6 x 9'9, in part 11'5 max (3.20m x 2.97m, in part 3.48m max)

Picture window to the rear with far reaching views looking across the city and towards Dartmoor in the distance. Picture rail.

BEDROOM THREE 8' x 6'3 (2.44m x 1.91m)

Window to the front. Picture rail.

BATHROOM

Recently fitted bathroom from Jobel. Comprising Savoy pedestal wash hand basin, wall hung WC with concealed cistern, panelled bath with mixer tap and wall mounted shower attachment with handheld spray and overhead douche. Tiled floor with under floor heating. Matching wall tiling. Chrome ladder radiator.

EXTERNALLY

Double width level drive to the front with space for 2 cars side by side. Wide side pathway to the rear. Long enclosed mature, well kept garden with patio, lawns, well stocked borders and useful GARDEN STORE with power laid on.

AGENT'S NOTE

Tenure - Freehold.

Plymouth City Council tax - Band C.

Mains gas, electricity, water and drainage.

Area Map

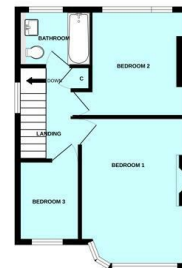


Floor Plans

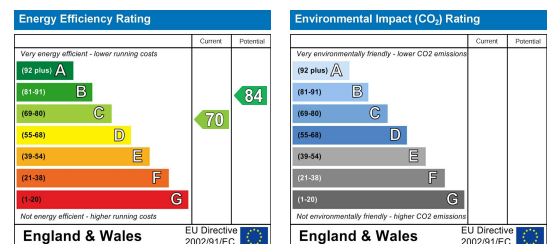
GROUND FLOOR



FIRST FLOOR



Energy Efficiency Graph



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