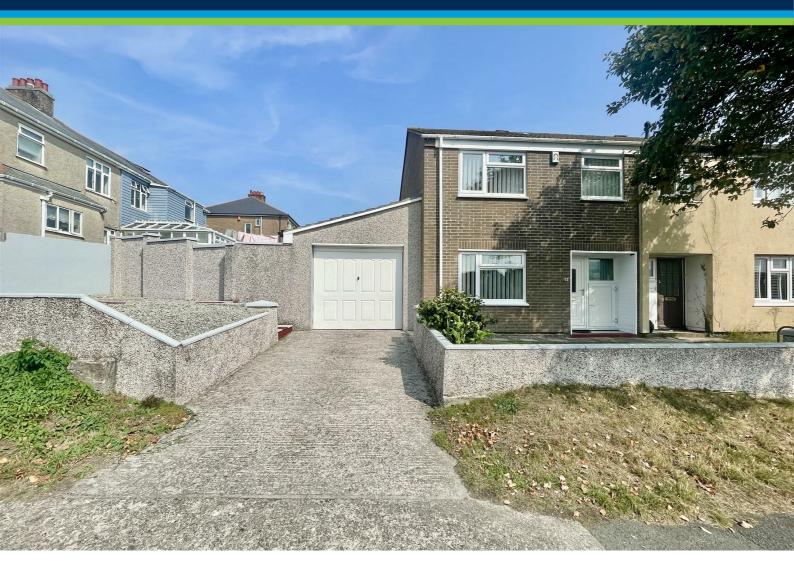
# Julian Marks | PEOPLE, PASSION AND SERVICE



## **52 Dartmeet Avenue**

Higher Compton, Plymouth, PL3 6NR

Offers In Excess Of £290,000











### **52 Dartmeet Avenue**

Higher Compton, Plymouth, PL3 6NR

# Offers In Excess Of £290,000







# DARTMEET AVENUE, HIGHER COMPTON, PLYMOUTH. PL3 6NR

#### **SUMMARY**

A semi-detached house built circa 1977 standing on a large triangular plot with off-street parking on a private drive & within the large attached garage. The property has been looked after & maintained well with the benefit of uPVC double-glazed windows &gas central heating. The accommodation comprises a porch, hall, good-sized lounge, spacious open-plan light & airy fitted kitchen/dining room, 3 bedrooms, 2 being good-sized doubles & a well appointed spacious family bathroom/wc. To the rear a landscaped enclosed garden.

#### **LOCATION**

Found in this popular, established residential area of Higher Compton with a good variety of local services & amenities found close by. The position convenient for access into the city & nearby connection to major routes in other directions.

#### **ACCOMMODATION**

A semi detached house built circa 1977 & owned by family from new. Well presented, looked after & maintained to a high standard, which has been upgraded & improved with replacement Worcester boiler & bathroom refurbished this year. A porch with storage cupboards & meters, a hall, good-sized front set lounge & to the rear a generous-sized open-plan kitchen/dining room. In the kitchen a cupboard housing the Worcester boiler which

services the central heating & domestic hot water. Spaces for a tumble dryer, washing machine, fridge & cooker. The dining room with French doors to the rear garden.

At first floor level a landing with airing cupboard which has storage space & access to 3 bedrooms, 2 being generous-sized doubles, the 3rd with a large storage cupboard over the stairs. A well appointed modern fitted family bathroom with bath, wc, wash hand basin & separate shower.

The property stands on a relatively large roughly triangular shaped plot, widest at the front & narrowing towards the rear. A private drive with excellent off-street parking giving access to a large attached garage to the side, which has power. Gardens to the front & good-sized enclosed landscaped gardens to the side & rear with wide patios, lawns & outside shed. Accessed from the rear is an additional private parking space.

Overall the plot offering good potential with space to build a larger garage, possibility to build an annexe or even a separate dwelling, subject to any necessary consent or approval.

#### **GROUND FLOOR**

OPEN PORCH 5'10 x 2'4 (1.78m x 0.71m)

HALL 13' x 6'1 (3.96m x 1.85m)

Tel: 01752 664125

#### LOUNGE

11'10 x 11'4 (3.61m x 3.45m)

#### KITCHEN/DINING ROOM

17'10 x 11'7 overall (5.44m x 3.53m overall)

#### FIRST FLOOR

#### LANDING

#### **BEDROOM ONE**

 $11'7 \times 9'9 (3.53m \times 2.97m)$ 

#### **BEDROOM TWO**

13'11 x 8'10 in part 11'8 maximum (4.24m x 2.69m in part 3.56m maximum)

#### **BEDROOM THREE**

9'8 x 6' overall (2.95m x 1.83m overall)

#### **BATHROOM**

8'10 x 5'8 (2.69m x 1.73m)

#### **GARAGE**

17'11 x 10'4 approximate internal measurement (5.46m x 3.15m approximate internal measurement)

#### 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.





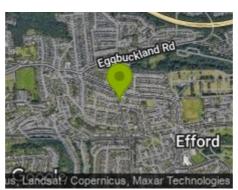




#### **Road Map**



#### **Hybrid Map**



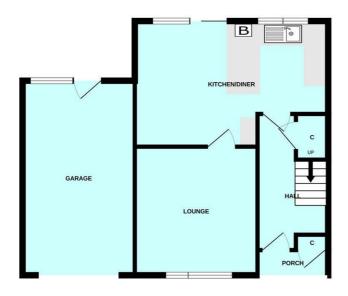
#### **Terrain Map**



#### Floor Plan

**GROUND FLOOR** 

1ST FLOOR



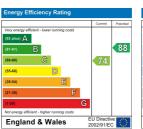


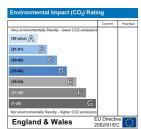
Made with Metropix ©2025

#### **Viewing**

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

#### **Energy Efficiency Graph**





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.