



**64 MERAFIELD ROAD, PLYMPTON**  
PLYMOUTH, PL7 1SH

**£240,000**  
FREEHOLD

A semi detached property in need of modernisation but having the benefits of a tandem garage, super rear gardens and elevated views. The house comprises of 3 bedrooms, bathroom, lounge, dining room and kitchen. There is a cellar with additional wc and utility area. Offered with no onward chain, this property could make a wonderful home for someone.



# 64 MERAFIELD ROAD

- Semi Detached House
- Requiring Modernisation
- 3 Bedrooms, 2 Receptions, Kitchen
- Tandem Garage, Cellar and Stores
- Superb Rear Gardens
- No Onward Chain



## Entrance:

Door into:

## Hallway:

Stairs to first floor with cupboards below. Doors to:

Lounge: 3.89m x 3.31m (12'9" x 10'10")

Wooden electric fire surround and bay window to the front.

Dining Room: 3.96m x 3.06m (12'11" x 10'0")

Wooden fire surround, storage heater (not tested) and window to the rear.

Kitchen: 2.74m x 1.99m (8'11" x 6'6")

Basic range of Base and wall cupboards. Stainless steel double drainer sink. Window to side, door to:

## Porch:

Window and door to garden (steps lead down)

## Landing:

Doors to:

Bedroom 1: 3.87m x 2.99m (12'8" x 9'9")

Built in wardrobes to alcoves. Window to the front.

Bedroom 2: 3.96m x 3.01m (12'11" x 9'10")

Built in wardrobes to alcoves. Window to the rear with elevated views.

Bedroom 3: 2.33 x 1.77 (7'7" x 5'9")

Built in cupboards.

## Bathroom:

Bath, low level wc and wash hand basin. Window to the rear.

## Outside:

There is a small garden to the front. Driveway leads to the garage:

Garage: 10.2m x 2.8m (33'5" x 9'2")

Wooden doors to the front. Windows and door to the rear. The garage has a pit and underneath the rear of the garage is a storage area.

Cellar: 3.8m x 3.7m (12'5" x 12'1")

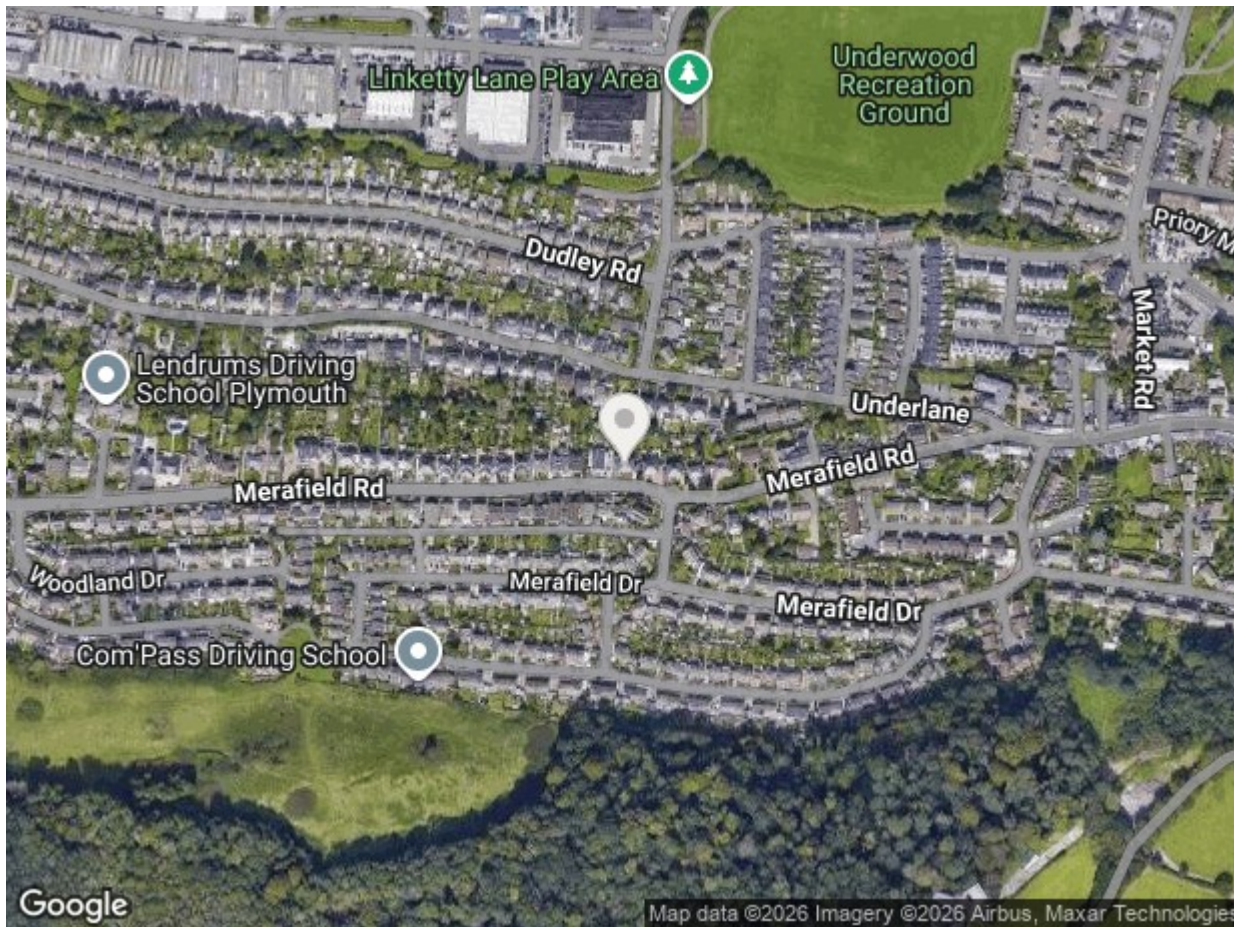
The cellar has a good full head height, an area sectioned off used previously as a utility with a sink and plumbing for a washing machine. There is also a separate wc.


## Rear Garden:

The well cared for rear gardens are on a couple levels with lawned areas dispersed with a large variety of plants, shrubs and trees. There is a good sized greenhouse. pathways lead between the garden areas. There are steps leading up to the rear of the house and an additional set leading up to the rear of the garage. A pathway leads along to side of the house to a gate that leads back to the front of the property.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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