



**6 ASHWOOD PARK ROAD**  
PLYMOUTH, PL7 2WA

**£275,000**  
**FREEHOLD**

Recently redecorated from inside to out, this semi detached property is now available to the market with no onward chain. Benefitting from central heating, double glazing, recently re-turfed enclosed rear garden, drive and garage (part) and comprising of lounge, kitchen/diner, 4 bedrooms, modern bathroom and an office space (rear of garage), we highly recommend an early viewing.





## 6 ASHWOOD PARK ROAD

- 4 Bedrooms Semi Detached
- Modern Bathroom
- Gardens and Driveway
- No Onward Chain
- Lounge, Kitchen/Diner
- GCH, uPVC DG
- Garage Partly Converted



### Entrance:

uPVC door into:

### Hallway:

Stairs to First Floor. Door to:

Lounge: 4.53m x 3.53m (14'10" x 11'6")

(At widest points) Window to front, radiator and door to:

Kitchen/Diner: 4.5m x 3.1m (14'9" x 10'2")

### Dining area:

Understairs cupboard and patio doors to rear.

Kitchen Area. Range of base and wall units with roll edge work surfaces over. Space for washing machine and fridge/freezer. Integrated gas hob and electric oven. Stainless steel sink unit and window to the rear.

### Landing:

Cupboard. Door leading to stairs to second floor. Further doors off to:

Bedroom 2: 3.42m x 2.53m (11'2" x 8'3")

Window to the front

Bedroom 3: 2.84m x 2.46m (9'3" x 8'0")

Window to rear. Cupboard.

Bedroom 4: 2.56m x 1.95m (8'4" x 6'4")

Window to the front.

### Bathroom:

White suite comprising bath with shower over and glazed screen, low level wc with recessed cistern, wash hand basin, towel radiator and window to the rear.

Bedroom 1: 7.8m x 2.69m (25'7" x 8'9")

(Restricted Head Height from centre outwards). Three velux style windows.

### Outside:

To the rear is a garden, partly grassed, a patio area and base for shed/home office etc. Access around to the front.

To the front is a driveway leading to the single garage.

### Garage:

The garage is in two parts. One access via an up and over door (2.5m x 1.9m - 8'2" x 6'2" ). The rear of the garage has been converted and could be used possibly as a home office/workroom/playroom. there is a light and a radiator (2.95m x 2.28m - 9'8" x 7'5")

### Useful Information:

Council - Plymouth City Council

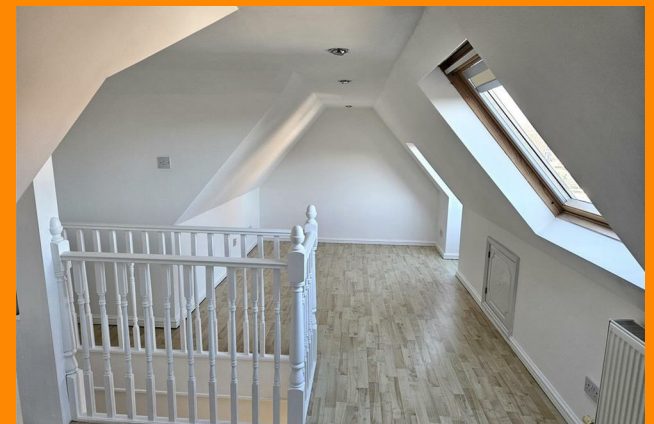
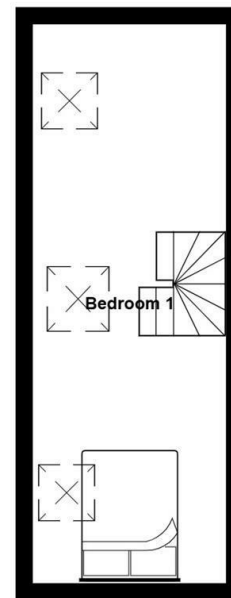
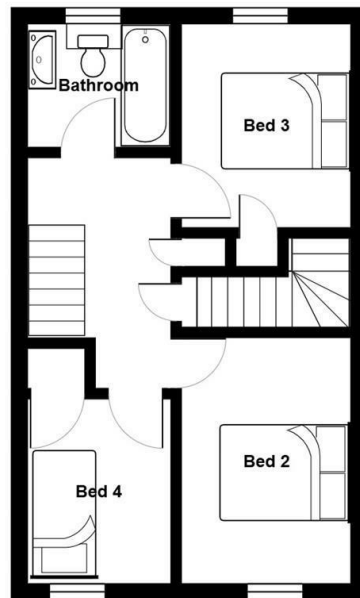
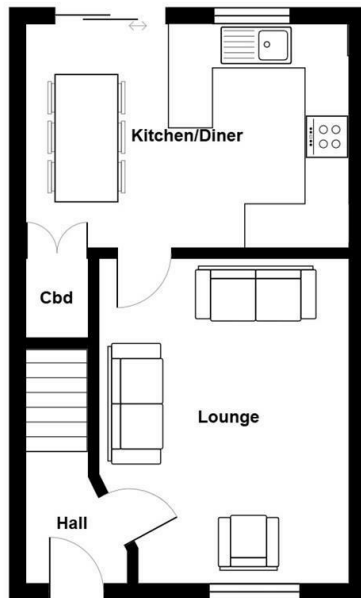
Council Tax Band - D (£2325.42 2025/2026)

Water, Gas, Electric, Drains - All Mains Connected

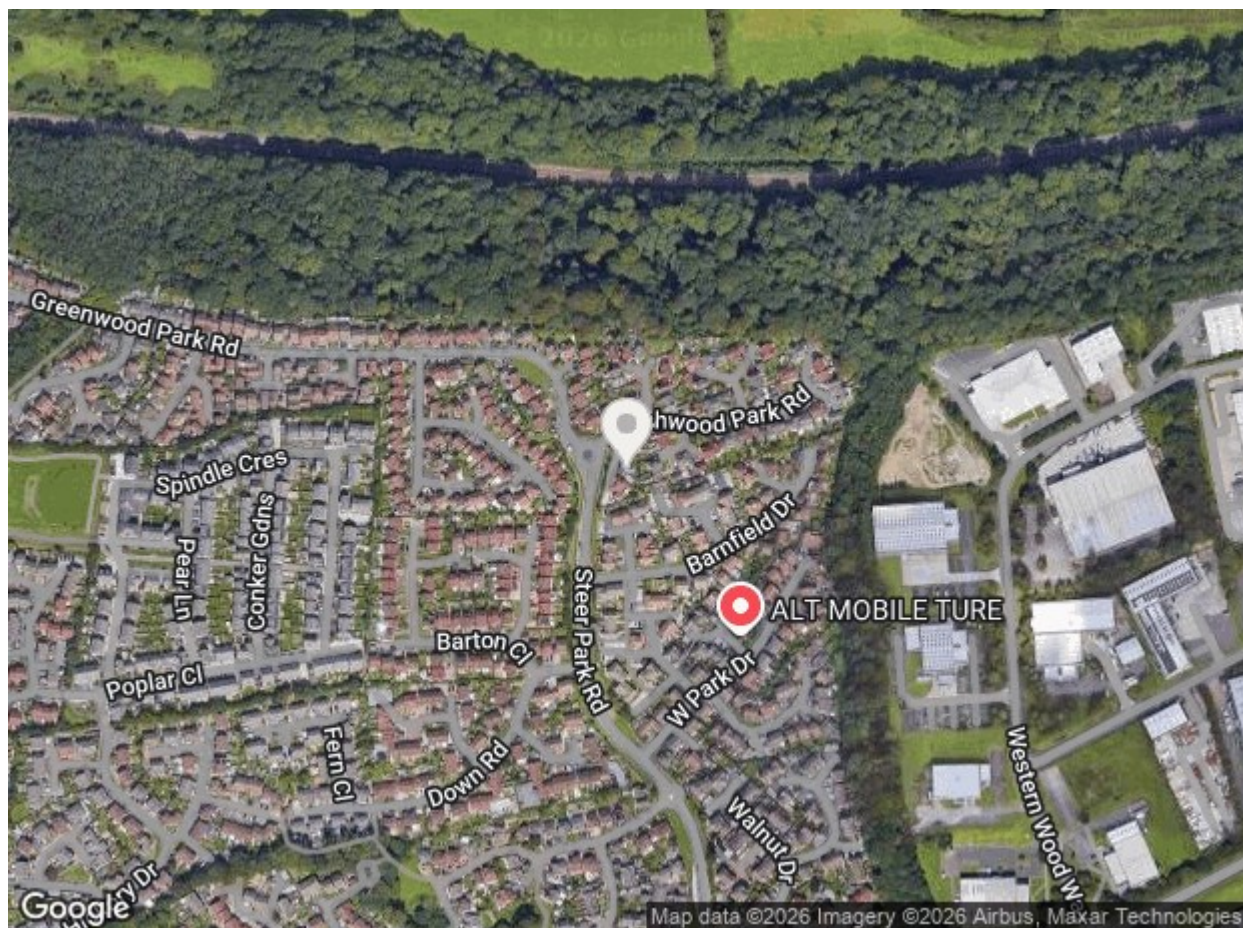
Flood Risk - Very Low

Parking - Driveway (Garage Partially Converted)


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#### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   | <b>86</b> |
| (69-80) <b>C</b>                            | <b>73</b>   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <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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