Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

26 Brancker Road

Milehouse, Plymouth, PL2 3DW

Offers Over £290,000

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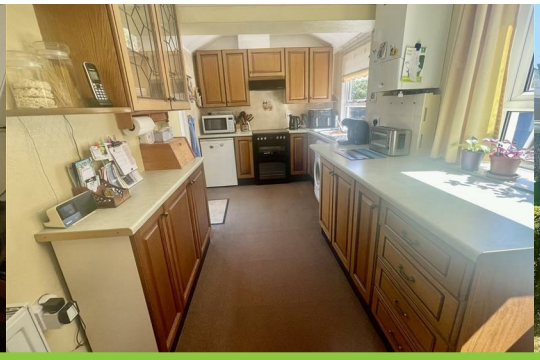
A well-maintained 1930s semi-detached home offering spacious, well-presented accommodation throughout. Features include an entrance porch, welcoming hallway with useful storage, a bay-fronted lounge with gas fireplace & a generous dining room with French doors opening onto the rear garden. The 17ft fitted kitchen/breakfast room includes integrated appliances.
Upstairs are 3 bedrooms, including 2 spacious doubles with fitted storage & a modern shower room.
Occupying a generous rectangular plot, the property benefits from a front garden, shared driveway leading to a garage with a renewed roof & a long, mature walled rear garden with lawns, planting & a patio area.



BRANCKER ROAD, MILEHOUSE, PLYMOUTH, PL2 3DW

SUMMARY

A substantial semi-detached house understood to have been built in the 1930s. Looked after & maintained well over the years, improved & providing a comfortably appointed home. The accommodation comprises a porch, a long hall with under-stairs storage cupboard & additional cupboards beneath. A good sized front-set lounge with a bay window & gas fire set into the fireplace. Then, double sliding doors open to the generous sized dining room with French doors overlook & open onto secluded patio area & rear garden. A 17' long fitted kitchen/breakfast room with integrated appliances. At 1st floor level, 3 bedrooms, 2 main bedrooms are generous sized doubles with fitted storage. A modern shower room/wc.
The property stands on a good sized, long & rectangular shaped plot with a front garden, a shared drive giving access to the garage with a renewed roof covering. To the rear, a long, walled & mature back garden with a variety of features including lawns, well stocked beds & a patio area at the end.

LOCATION

Found in this popular established residential area of Milehouse, with a good variety of local services & amenities to hand. The position is convenient for access into the city & close-by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 7'1 x 2'4 (2.16m x 0.71m)

HALL 16'3 x 6' (4.95m x 1.83m)

Staircase rising to the 1st floor with under-stairs storage cupboard & additional storage with 2 windows to the side.

LOUNGE 14' maximum x 12' (4.27m maximum x 3.66m)

Bay window to the front. Fireplace with stone surround & coal effect gas fire. Twin doors into:

DINING ROOM 12'10 x 11'1 (3.91m x 3.38m)

French doors overlook & open onto secluded patio area & rear garden.

KITCHEN/BREAKFAST ROOM 16'10 x 7'10 maximum (5.13m x 2.39m maximum)

2 windows to the side. Glazed door to the rear. A fitted kitchen with a range of cupboard & drawer storage. Integrated appliances include Beko fridge, Bosch oven, Blomberg freezer, wall-mounted Worcester gas fired boiler servicing the central heating & domestic hot water.

OUTSIDE WC 7'11 x 4'2 (2.41m x 1.27m)

2 windows to the side & rear. Accessed externally front the rear garden.

FIRST FLOOR

LANDING 8'10 x 7'2 (2.69m x 2.18m)

Window to the side.

BEDROOM ONE 15'4 max x 11' (4.67m max x 3.35m)

Bay window to the front with long views. Mirror fronted doors, open to a range of built-in wardrobe storage.

BEDROOM TWO 12'6 x 11'1 (3.81m x 3.38m)

Window overlooking the rear garden. Fitted wardrobe.

BEDROOM THREE 8'1 x 7'1 (2.46m x 2.16m)

Window to the front with long views.

SHOWER ROOM 8'2 x 6'11 (2.49m x 2.11m)

Windows to the rear & side. Comprising shower, wc & wash-hand basin. Access hatch to the loft which is insulated with light point & part boarded.

EXTERNALLY

Front garden. Long shared drive. Gate access into the long & walled rear garden. Outside wc.

GARAGE

Single size.

GARDEN

To the rear, a delightful, long & mature back garden with a variety of features. 2 patio areas enjoying all day sun.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

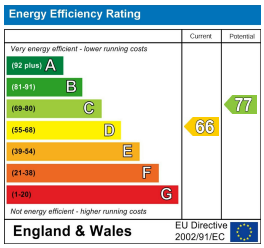
SERVICES

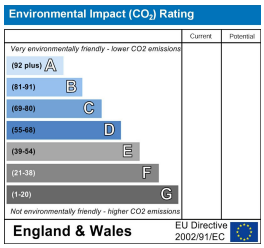
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

Floor Plans

Energy Efficiency Graph





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