Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

72 Springfield Road

Elburton, Plymouth, PL9 8PR

Offers Over £250,000

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A superb opportunity to acquire this older-style bay-fronted end-terraced house in a lovely position close to Elburton village with views, level garden to the rear plus parking. The accommodation briefly comprises an entrance vestibule, hallway, bay-fronted lounge, generous dining room, kitchen and ground floor bathroom with a bath and separate shower. On the first floor there are 3 double bedrooms. The property has double-glazing & gas central heating. Being sold with no onward chain. Period features.

SPRINGFIELD ROAD, ELBURTON, PL9 8PR

ACCOMMODATION
Front door opening into the entrance vestibule.

ENTRANCE VESTIBULE
Coat hooks. Original panelling to the walls with inset tiles. Original partly stained glass door opening into the hall.

HALL
Providing access to the accommodation. High ceiling with coving and ornate corbels.

LOUNGE 15'1 into bay x 12' (4.60m into bay x 3.66m)
Bay window to the front elevation. Chimney breast with open fireplace. Coved ceiling and ceiling rose. Dado rail.

DINING ROOM 15'5 x 13'1 incl stairs (4.70m x 3.99m incl stairs)
A generous dining room. Chimney breast. Staircase ascending to the first floor. Under-stairs cupboard. Window with fitted blind to the rear elevation.

KITCHEN 13'3 x 8'5 (4.04m x 2.57m)
Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Under-stairs larder. Stainless-steel one-&-a-half bowl single drainer sink unit. Stainless-steel 5-burner gas hob with a cooker hood above. Built-in oven and microwave. Integral fridge and freezer. Free-standing washing machine. Dishwasher (in place but not working). Wall-mounted Baxi gas boiler. Inset ceiling spotlights. Window to the side elevation. Door leading to outside via the side elevation.

BATHROOM 8'8 x 7'8 (2.64m x 2.34m)
Comprising a free-standing slipper-style bath with a floor-mounted mixer tap, separate enclosed shower with a glass door, basin with storage beneath and wc. Mirror with integral lighting. Wall-mounted storage cupboard. Loft hatch. Fully-tiled walls.

FIRST FLOOR LANDING
Providing split-level access to the first floor accommodation. Storage cupboard. Loft hatch with a pull-down ladder.

BEDROOM ONE 15'4 x 12'6 (4.67m x 3.81m)
A superb master bedroom occupying the full-width of the property and situated to the front, with 3 windows providing lovely views to the South Hams countryside. Wardrobes. Coved ceiling.

BEDROOM TWO 12'5 x 9'6 (3.78m x 2.90m)
Window to the rear elevation. Alcove with shelving.

BEDROOM THREE 13'3 x 8'10 (4.04m x 2.69m)
Window to the side elevation. Wardrobe. Wall-mounted shelving. Loft hatch.

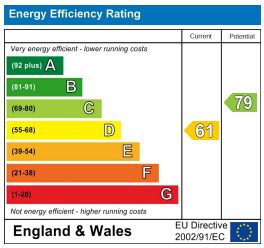
OUTSIDE
The front garden is laid with shrubs and sets the property nicely back from the road. Steps provide access to the main front door. The rear garden is laid to lawn together with a patio area, timber sheds, outside tap, outside light and rear access gate. The paved parking space belonging to the property is beyond the rear boundary wall.

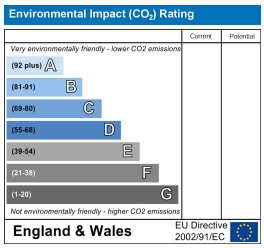
COUNCIL TAX
Plymouth City Council
Council tax band B

Area Map

Floor Plans

Energy Efficiency Graph





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