



29 Salcombe Road

Lipson, Plymouth, PL4 7NE

£270,000



A spacious Victorian built mid-terraced house close to Freedom Fields park being sold vacant with no onward chain. A well-presented & characterful home with lounge having log burning stove, a good-sized dining room, a recently fitted integrated kitchen, 3 well-proportioned bedrooms & a stylish modern bathroom with 4 piece suite. Low maintenance enclosed rear garden.



ACCOMMODATION

ENTRANCE

Entrance via a composite front door which opens up into the porch.

PORCH 3'10" x 3'10" (1.19m x 1.17m)

Decorative tiling to dado height on 1 wall. Dado rail on both sides. Wood-effect laminate flooring. Stained-glass panels open up into the entrance hall.

ENTRANCE HALL 22'1" x 3'10" (widening to 5'10") (6.75m x 1.17m (widening to 1.79m))

Staircase rising to the half landing & first floor landing. Under-stairs storage cupboards with plumbing for a washing machine. Dado rail. Covings. Wood-effect laminate flooring. Doors leading off into the lounge, dining room & kitchen.

LOUNGE 17'1" x 13'8" (5.22m x 4.19m)

Feature fireplace with wood burner. uPVC double-glazed bay window to front with fitted blinds. Picture rail. Covings. Bi-fold doors with glazed panels opening up into the dining room.

DINING ROOM 14'0" x 11'8" (4.27m x 3.58m)

Fitted storage cupboard in chimney breast recess with glazed storage cupboards above. Picture rail. uPVC double-glazed french doors opening up into rear garden.

KITCHEN 11'3" x 9'7" (3.43m x 2.94m)

Matching base & wall mounted units to include integrated oven, microwave, fridge, freezer, dishwasher. Roll-edge solid wood worktops with inset 4 ring gas hob with filter hood over. Sink unit with mixer tap. Grey brick-style tiled splash-back. Wall-mounted Baxi boiler concealed in the unit. Ceiling spotlights. uPVC double-glazed window to rear overlooking the garden. Wood-effect Herringbone style flooring.

HALF LANDING

Door leading off into the bathroom. Dado rail. Staircase rising to the first floor landing.

BATHROOM 9'8" x 9'0" (2.95m x 2.75m)

Matching suite of panel bath. Separate shower cubicle with twin shower heads both rainfall & hand-held. Close coupled wc. Wash-hand basin inset into white high-gloss vanity storage cupboard below. 2 chrome heated towel rails. Ceiling spotlights. Twin obscured uPVC double-glazed windows to rear. Part-tiled walls.

FIRST FLOOR LANDING

Access hatch to roof void. Dado rail. Doors leading off into bedrooms.

BEDROOM ONE 17'1" x 12'0" maximum (5.22m x 3.66m maximum)

Picture rail. Ceiling spotlights. uPVC double-glazed bay window to front with fitted blinds.

BEDROOM TWO 13'11" x 11'8" maximum (4.26m x 3.58m maximum)

Feature fireplace with cast iron mantle hearth & surround. Fitted wardrobes to 1 chimney breast recess. Picture rail. Ceiling spotlights. uPVC double-glazed window to rear.

BEDROOM THREE 10'4" x 5'8" (3.16m x 1.73m)

Picture rail. uPVC double-glazed window to front with fitted blinds. Stained-glass window overhead height looking into the entrance hall?

EXTERNALLY

Approached via a concrete path leading to the front door & bordered on one side by section of lawn with inset shrubs & plants. To the rear, a raised decked seating area. Wooden staircase leads down to main section of the garden which is laid to astroturf for ease & maintenance. Under-decked storage area. Outside tap. Purpose-built barbecue to one side. Boundaries are block & stone wall with uPVC door giving access out to the service lane.

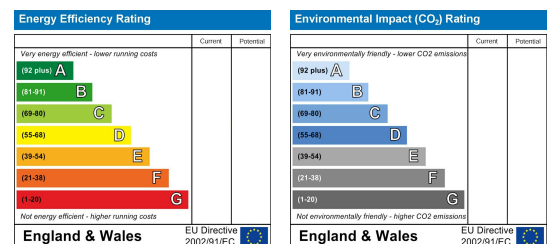
Area Map



Floor Plans



Energy Efficiency Graph



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