



17 NEWNHAM ROAD
PLYMPTON, PLYMOUTH, PL7 4AW

GUIDE PRICE : £550,000
FREEHOLD

An absolutely stunning 6 double bedroom Edwardian semi detached property arranged over three levels in Colebrook village, Plympton on the outskirts of Plymouth. This wonderful family home has accommodation comprising of 3 reception rooms, modern kitchen with integrated appliances, two bathrooms plus an additional ensuite. Benefiting from uPVC double glazing, gas central heating, front and rear gardens, parking and a double garage, it would be ideal for a large family or possibly for multi generational living. Offered with no onward chain an early internal viewing is highly recommended to avoid disappointment.



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- Semi Detached Period Property
- 3 Reception Rooms
- Front & Rear Gardens
- No Onward Chain
- 6 Bedrooms (master en-suite)
- 2 Bathrooms
- Parking & Double Garage
- Viewing Highly Recommended.



Entrance:

via Wooden part glazed door into:

Porch:

Opening into hallway and space for hanging for coats.

Hallway:

Victorian style tiled flooring, uPVC double glazed window to the side doors to downstairs rooms and stairs to first floor. Further door under stairs to:

Cloakroom:

Low flush W.C, wash hand basin with tiling to splash back areas.

Lounge: 4.30m x 4.23m (14'1" x 13'10")

uPVC double glazed bay window to the front with wooden shutters, feature fireplace with inset log burner and radiator.

Family Room: 4.69m x 3.68m (15'4" x 12'0")

uPVC double glazed bay window to the side with shutters, double glazed French doors to the rear and feature fireplace. Further door into Kitchen

Dining Room: 4.67m x 3.23m (15'3" x 10'7")

uPVC double glazed window to the rear, tiled floor and opening into kitchen.

Kitchen: 4.06m x 2.81m (13'3" x 9'2")

uPVC double glazed window to the rear and side plus a double glazed door to the side giving access to the garden. Wall and floor mounted matching high gloss units with wooden worktops and tiling to splash back areas. Stainless steel bowl and a half drainer sink unit with mixer tap over and fitted oven, microwave and hob with extractor over. Integrated dishwasher and fridge. Two velux style windows in the roof.

First Floor Landing:

Doors to first floor rooms and further staircase to second floor.

Bedroom 1: 4.44m x 4.41m (14'6" x 14'5")

uPVC double glazed bay to the front and radiator. Door into

En-Suite

uPVC double glazed window to the front. Shower cubicle with glazed screen and tiling to splash back areas, low flush W.C and pedestal wash hand basin. Tiling to all wall and towel rail.

Bedroom 2: 4.71m x 3.86m (15'5" x 12'7")

uPVC double glazed window to the side and uPVC double glazed door to the rear giving access to a balcony area. Radiator and door to fitted cupboard.

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Bedroom 3: 4.70m x 3.16m max (15'5" x 10'4" max)

uPVC double glazed window to the rear and radiator.

Shower Room:

uPVC double glazed window to the side. Double shower with glazed screen and tiling, low flush W.C and pedestal wash hand basin. Tiling to all walls and a heated towel rail.

Second Floor Landing:

Doors to:

Bedroom 4: 4.42m x 3.73m (14'6" x 12'2")

uPVC double glazed window to the front and velux style window to the side. Radiator.

Bedroom 5: 3.85m x 3.37m (12'7" x 11'0")

uPVC double glazed window to the side and velux style window to the rear. Radiator and door to storage into eaves.

Bedroom 6: 3.38m x 3.15m (11'1" x 10'4")

uPVC double glazed window to the rear and velux style window to the rear. Radiator.

Bathroom:

uPVC double glazed window to the side and velux style window to the front. Freestanding double end bath with mixer tap over, pedestal wash hand basin and low flush W.C. Tiling to all walls.

Outside:

To the front of the property is a parking space and access to the double garage. Steps lead up to a garden area which is a stone chipped area leading onto a

artificial grass area with some borders. A path leads to the front door and to the side giving access to the rear. To the rear is a lower patio area and access to a storage shed with a few steps up to a second patio area which leads onto a garden laid mainly to lawn with some borders with mature shrubs and bushes.

Double Garage: 6.6m x 4.64 (21'7" x 15'2")

Metal up and over door with power and lighting.

Additional Information:

Council Tax D - £2441.85

Parking - Space and double garage

Construction - Standard





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ADDITIONAL INFORMATION

Local Authority – Plymouth City Council

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 2457 sq ft Approx

Tenure – Freehold





Total Area: 228.3 m² ... 2457 ft²



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		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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