



1 THE SPINNEY

PLYMPTON, PLYMOUTH, PL7 1AG

GUIDE : £550,000
FREEHOLD

A rare opportunity to acquire an executive detached residence, available for the first time in nearly 50 years and set on a generous corner plot in one of Plympton's most sought-after addresses. The ground floor features a spacious lounge, family room/dining room, kitchen/breakfast room, cloakroom, dedicated office and a utility room. Upstairs, four well-proportioned double bedrooms include a master with en-suite, and a family bathroom. Externally, the property benefits from off-road parking for 2-3 vehicles, a double garage, and mature good size gardens to the front, side and rear. Offered with no onward chain, this exceptional home invites internal viewing to fully appreciate its space, setting and potential.



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- Executive Style
- 4 Double Bedrooms (en-suite)
- Detached House
- Corner Plot Gardens
- Driveway & Double Garage
- Sought After Location
- No Chain
- Viewing Advised



Entrance:
via part glazed door into:

Porch:
Part glazed panels to the front and side and further door into:

Hallway:
Stairs rising to the first floor, door to downstairs rooms, double doors to storage cupboard and further door to understairs storage.

Lounge: 7.29m x 3.97m max (23'11" x 13'0" max)
Triple aspect room with uPVC double glazed bow window to the front, uPVC double glazed window to the side and uPVC double glazed French door to the garden. Feature fireplace with inset fire and radiator.

Dining Room/Family Room 3.66m x 3.33m (12'0" x 10'11")
uPVC double glazed window to the front and radiator. Serving hatch through to kitchen.

Cloakroom:
uPVC obscure double glazed window to the rear. Low flush W.C and wash hand basin with tiling to splash back.

Kitchen/Breakfast Room: 4.40m x 3.44m (14'5" x 11'3")
uPVC double glazed window to the rear. Wall and floor mounted matching units with roll edge worktop, breakfast bar and tiling to splash back areas. Bowl and a half drainer sink unit with mixer tap over and spaces for fridge/freezer, dishwasher and cooker. Further door to:

Office/Study: 3.15m x 2.29m (10'4" x 7'6")
uPVC double glazed window to the rear, radiator and fitted work station area. Door to:

Utility Room: 2.29m x 1.54m (7'6" x 5'0")
uPVC double glazed window and door to the rear. Worktop with double drainer sink unit and mixer over and spaces for washing machine and tumble dryer. Door into double garage.

First Floor Landing:
Doors to all upstairs rooms, double doors to storage and access to loft space.

Bedroom 1: 4.36m x 4.01m (14'3" x 13'1")
uPVC double glazed window to the front, radiator and fitted wardrobes to one wall. Door through to:

En-Suite Shower:
uPVC obscure double glazed window to the front. Suite comprising shower cubicle with glazed screen, low flush W.C and wash hand basin with cupboards under. Heated towel rail and tiling to all walls.

Bedroom 2: 3.93m x 3.56m (12'10" x 11'8")
uPVC double glazed window to the front and radiator.

Bedroom 3: 3.22m x 2.86m (10'6" x 9'4")
uPVC double glazed window to the rear, doors to fitted wardrobes and radiator.

Bedroom 4: 3.01m x 2.79m (9'10" x 9'1")
uPVC double glazed window and radiator.

Bathroom:

uPVC obscure double glazed window to the rear. Suite comprising panelled bath with shower over, low flush W.C and wash hand basin. Tiling to splash back areas and to shower area and heated towel rail.

Double Garage: 5.22m x 4.79m (17'1" x 15'8")

Remote control metal up and over door power and lighting.

Outside:

The property sits on a generous corner with gardens to the front side and rear. To the front is a brick paved driveway for 2/3 vehicles leading to the double garage. To the right hand side are double doors giving access to the rear garden with a patio area with an arbour over leading onto a good sized lawned garden with flower borders. To the other side is a tiered garden with a path and mature shrubs and bushes.

Additional Information:

Construction - Standard

Council Tax Band - F £3527.12

Parking - Driveway & Garage

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ADDITIONAL INFORMATION

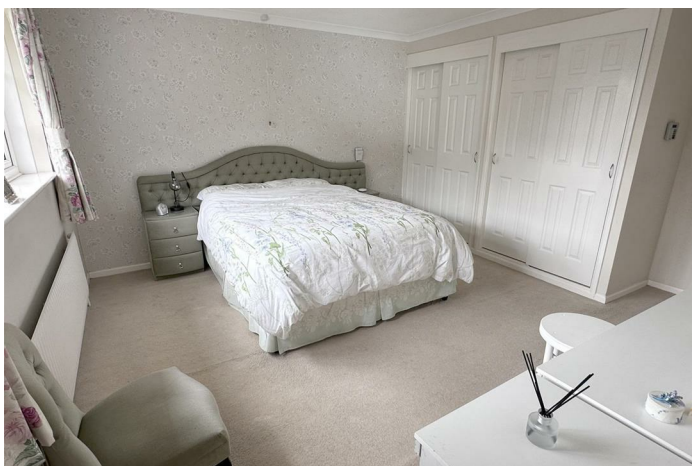
Local Authority – Plymouth City Council

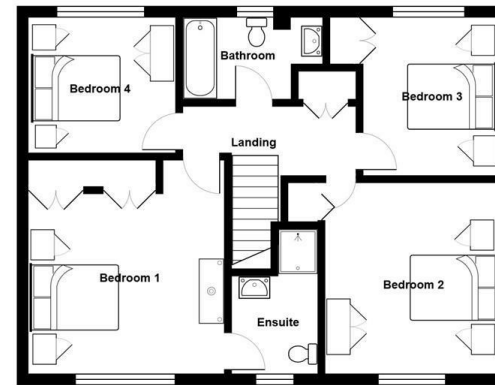
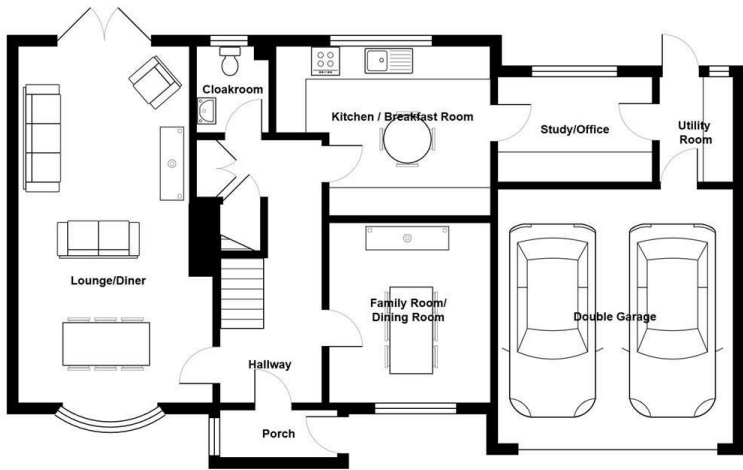
Council Tax – Band F

Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold





Total Area: 181.8 m² ... 1956 ft²



| Energy Efficiency Rating | | Current | Potential |
|----------------------------------------------------|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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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