Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

81 Pomphlett Road

Plymstock, Plymouth, PL9 7BT

Price Guide £240,000

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A charming & beautifully-presented 2 double-bedroom mid-terraced property offering spacious accommodation throughout. The property retains a wealth of character features perfectly balanced with tasteful modern updates and extensions to create a warm and welcoming home. The accommodation briefly comprises a lounge, dining room, kitchen/breakfast room, 2 double bedrooms, shower room and a separate wc. Externally there is a large garden to the rear. Double-glazing, central heating & owned solar panels.

POMPHLETT ROAD, PLYMSTOCK, PL9 7BT

ACCOMMODATION
Steps lead up to a uPVC double-glazed entrance door leading into the entrance porch.

ENTRANCE VESTIBULE
Wall-mounted coat hooks providing practical storage. Attractive tiled floor. Ornate glazed wooden door opening into the welcoming entrance hallway. Staircase ascending to the first floor.

ENTRANCE HALLWAY 17' x 5'7 max width (5.18m x 1.70m max width)
Panelled wooden doors provide access to the 2 main reception rooms. 2 useful storage cupboards.

LOUNGE 45'11"'16'4" into bay x 42'3" into alcove (14'5 into bay x 12.9 into alcove)
Situated to the front of the property. Bay window fitted with elegant white shutters providing excellent natural light whilst maintaining privacy. Chimney breast with feature fireplace and recessed alcoves either side. Exposed and polished wooden floor boards. Further white shuttered wooden doors providing the option to separate or open into the dining room.

DINING ROOM 39'0" x 29'2" (11.9 x 8.9)
Feature fireplace with a wood burning stove. Attractive wooden and glazed cabinetry either side of the chimney breast providing a useful storage and display space. Exposed and polished wooden flooring.

KITCHEN/BREAKFAST ROOM 50'10" x 29'6" (15.5 x 9)
Located to the rear of the property. Fitted with a comprehensive range of matching wall and base units with work-tops. Inset one-&-a-half bowl single drainer sink unit. Integrated dishwasher. Space for a fridge, freezer and an oven. uPVC double-glazed window overlooking the rear garden. uPVC double-glazed door providing access to the garden.

FIRST FLOOR LANDING 51'6" x 18'0" (15.7 x 5.5)
Providing access to the first floor accommodation.

BEDROOM ONE 53'5" x 39'0" at widest points (16.3 x 11.9 at widest points)
Chimney breast with period fireplace and slate hearth. Picture rail. Exposed and polished wooden floor boards. 2 windows with fitted shutters to the front elevation.

BEDROOM TWO 39'0" x 33'3" (11.9 x 10.15)
Chimney breast with period fireplace and slate hearth. Exposed and polished wooden floor boards. Window with fitted shutters to the rear elevation.

FAMILY SHOWER ROOM 29'2" x 19'0" (8.9 x 5.8)
Comprising a modern walk-in double shower enclosure, wc and a vanity wash hand basin with cupboard storage beneath. Chrome towel rail/radiator. Window to the rear elevation.

SEPARATE WC 15'5" x 9'6" (4.7 x 2.9)
Fitted with a wc.

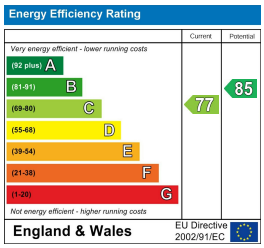
OUTSIDE
The rear garden has been thoughtfully landscaped to create a fabulous outdoor entertaining space featuring a brick-paved patio area, a level lawn with mature plants and palms and various decked seating areas ideal for enjoying both the daytime and the evening sun, which the property benefits from.

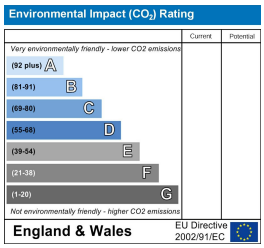
COUNCIL TAX
Plymouth City Council
Council tax band B

Area Map

Floor Plans

Energy Efficiency Graph





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2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk