15 COMPASS DRIVE, NEWNHAM DOWNS, PLYMPTON

PLYMOUTH, PL7 5DX

GUIDE £390,000

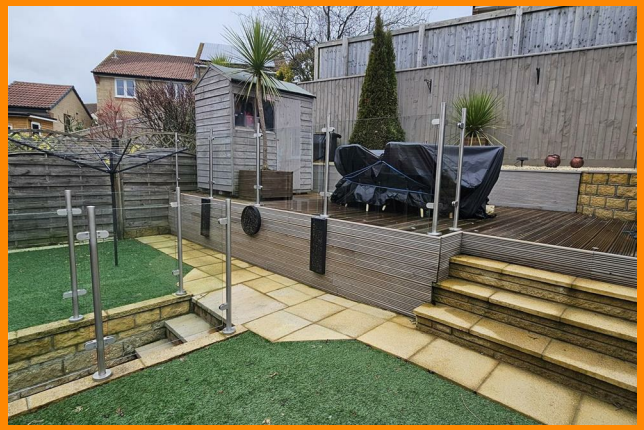
FREEHOLD

An absolutely beautifully presented and well detailed extended semi detached house. The property comprises lounge, dining room, 2nd lounge/playroom/bed 5, modern handleless kitchen with quartz work surfaces and numerous integrated appliances, 4 Further bedrooms, (Bed 1 also has an ensuite), family bathroom with freestanding bath, low maintenance gardens and block paved driveway parking for 2/3 vehicles.

MOVING ON estate agents
the property specialists

15 COMPASS DRIVE

- Beautifully Presented House
- Lounge, Dining Room, Playroom/Bed 5
- Gas Central Heating, uPVC DG
- 4/5 Bedrooms, Ensuite and Family Bathroom
- Superb Contemporary Kitchen with Appliances
- Off Road Parking for 2/3 Vehicles



Entrance:
uPVC door into:

Hall:
Radiator, stairs to first floor, doors off to:

Play/Family room/Bed 5 5.12m x 2.32m (16'9" x 7'7")
Radiator, Bay window to the front. To the rear of the room is a wood bar area with space below for wine fridge etc.

Lounge: 4.27m x 3.83m (14'0" x 12'6")
(At widest points). Bay window to the front, understairs storage cupboard, radiator and inset led log flame effect fire. Opening through to:

Diner: 2.7m x 2.41m (8'10" x 7'10")
Radiator, double glazed double doors to the rear. Door to:

Kitchen/Breakfast/Conservatory:

Zone 1: 2.7m x 2.26m (8'10" x 7'4")
Contemporary handleless white fronted handleless base and wall units with quartz work surfaces over. Vertical radiator, Quooker Tap, integrated fridge/freezer, washing machine and dishwasher and led plinth lighting. Window to the rear and opening leading to:

Zone 2: 4.84m x 2.31 (15'10" x 7'6")
(at widest points) Matching handleless wall and base units with quartz work surfaces again with led plint lighting. Space for range cooker, breakfast bar, integrated microwave. Windows to the rear and side and door leading outside. There is also space for a sofa in this area.

Landing:
Leading off to both sides of the property. Doors off to:

Bedroom 1: 3.41m x 2.75m (11'2" x 9'0")
Full range of wardrobes to one side, radiator, television aerial point and window to the rear. Sliding door to:

Ensuite:
Modern suite comprising large walk in shower with rainfall shower head and glazed screen. Low level wc, vanity wash hand basin and towel radiator. Window to the rear.

Bedroom 2: 3.04m x 2.44m (9'11" x 8'0")
Radiator and window to the front.

Bedroom 4: 2.27m x 2.04m (7'5" x 6'8")
Fitted bedroom furniture, radiator and window to the front.

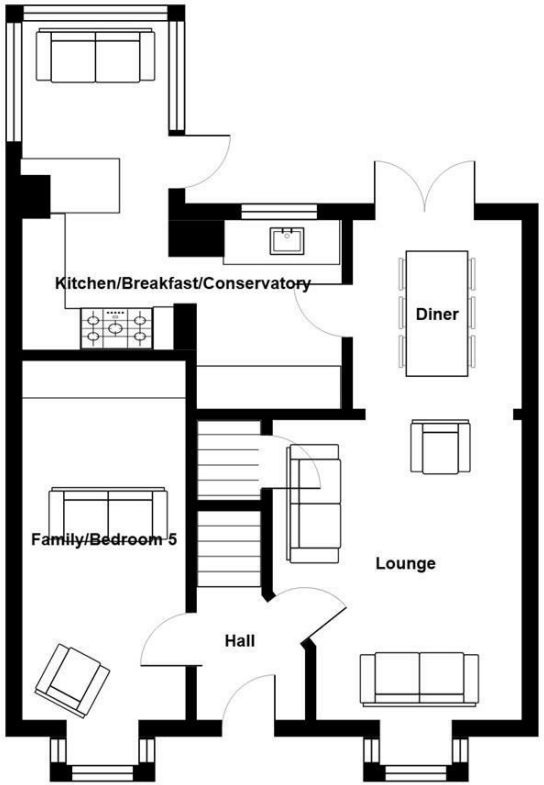
Bedroom 3: 4.09m x 2.33m (13'5" x 7'7")
(at longest point). Storage cupboard, radiator and window to the front.

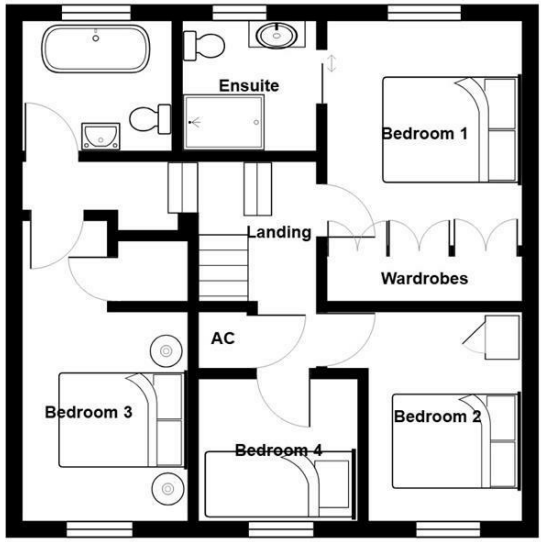
Bathroom: 2.13m x 1.88m (6'11" x 6'2")
Contemporary bathroom suite comprising of freestanding double ended bath, low level wc and wash hand basin. Towel radiator and window to the rear.

Outiside:
To the rear of the proeprty is a good sized patio. Steps lead up to a second garden area that is split into two with artificial grass to both sides and glass balustrades and then further steps lead up to a good sized decked area with inset lights, a storage shed and further glass balustrades.

Parking:
The front of the property is block paved providing parking for 2/3 vehicles.

Useful Information:
Council Tax Band - C - £2067.04 (2025/2026)
Heating - Gas Central Heating





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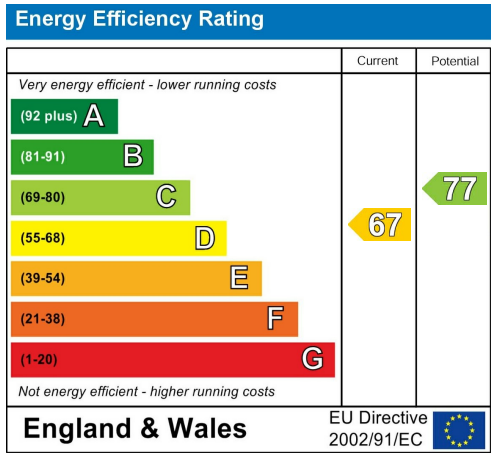

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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