



30 STONE BARTON ROAD

PLYMOUTH, PL7 4LP

GUIDE PRICE : £220,000
FREEHOLD

Situated on a corner plot and just a stone throw from Hele School in Plympton is this three bedroom semi detached property in need of modernisation and offered with no onward chain. Accommodation comprises lounge, dining room, kitchen, three bedroom and a bathroom. Benefits include off road parking for multiple vehicles, garage and rear garden. Viewing highly recommended.



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- Semi Detached House
- Three Bedrooms
- In Need Of Modernisation
- Ample Off Road Parking
- Garage/Workshop
- No Onward Chain



Entrance:

via uPVC double glazed door into:

Hallway:

uPVC double glazed window to the side, stairs to first floor and doors to downstairs rooms.

Lounge: 4.09m x 3.65m (13'5" x 11'11")

uPVC double glazed window to the front, feature fireplace and radiator. Opening into:

Dining Room: 3.34m x 3.34m (10'11" x 10'11")

uPVC double glazed window to rear and radiator.

Kitchen: 2.67m x 2.36m (8'9" x 7'8")

uPVC double glazed window to the rear and further double glazed door to the side. Wall and floor mounted units with roll edge worktops and tiling splash backs. Sink unit and spaces provided for washing machine, fridge and cooker.

First Floor Landing:

Access to loft space and doors to:

Bedroom 1: 4.09m x 3.92m (13'5" x 12'10")

uPVC double glazed window to the front, radiator and doors to fitted wardrobes.

Bedroom 2: 3.67m x 2.93m (12'0" x 9'7")

uPVC double glazed window to the rear and radiator.

Bedroom 3: 3.02m max x 2.16m (9'10" max x 7'1")

uPVC double glazed window to the front, radiator and door to fitted cupboard.

Bathroom:

uPVC obscure double glazed window to the rear. Panelled bath with shower over, wash hand basin with cupboards under and low flush W.C. Tiling top splash back areas and to shower area.

Outside:

To the front are corner plot gardens with driveway, hardstand and gardens. Path to the front door and path down the side to the rear. To the rear is a patio garden garden with a raised deck area and a flower border.

Garage/Workshop

Metal up and over door, power and lighting. Added to the side of the garage is a wedge shaped workshop area.

Additional Information

Council Tax - B - £1808.67

Construction - Standard

Parking - Off street and garage

Flood Risk - Very Low


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Total Area: 86.8 m² ... 934 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
<https://www.movingonestateagents.co.uk>

