



9 Plymbridge Road

Plympton, Plymouth, PL7 4LF

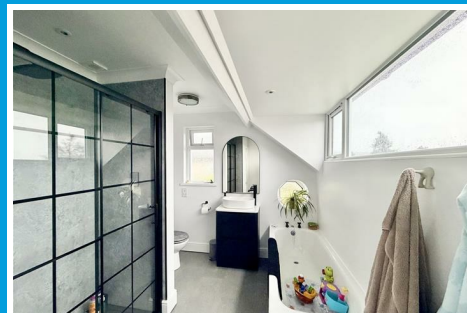
£750,000



9 Plymbridge Road

Plympton, Plymouth, PL7 4LF

£750,000



PLYMBRIDGE ROAD, PLYMPTON, PLYMOUTH PL7 4LF

ACCOMMODATION

Composite door, with inset, frosted double-glazed panelling, opening into the entrance hall.

ENTRANCE HALL

11'2" x 5'9" (3.42 x 1.77)

Doors providing access to the lounge, kitchen/diner wc and the annexe. Stairs ascending to the first floor landing.

LOUNGE

17'1" x 11'9" (5.23 x 3.59)

Dual aspect with a uPVC double-glazed bay window to the front and a uPVC double-glazed window to the side elevation. Feature recessed alcove with a wooden mantel over. Solid wood flooring.

KITCHEN/DINER

19'9" x 12'1" (6.03 x 3.69)

Beautifully-fitted range of matching base and wall-mounted units incorporating a roll-edged wood-effect laminate worktop with an inset Neff induction hob and stainless-steel Neff extractor over. Inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Integrated Neff grill and oven. Integrated Bosch dishwasher. Space for a fridge/freezer. A triple aspect room with uPVC double-glazed windows to the front and rear elevations and uPVC double-glazed patio doors opening to the garden.

DOWNSTAIRS WC

7'5" x 2'3" (2.28 x 0.70)

Close-coupled wc and wall-mounted wash handbasin with mixer tap. Obscured uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING

7'8" x 5'8" (2.35 x 1.73)

Doors providing access to the first floor accommodation. Storage cupboard. Drop-down loft access hatch. uPVC double-glazed window to the rear elevation.

BEDROOM ONE

14'11" x 11'8" (4.55 x 3.57)

Dual aspect with uPVC double-glazed windows to the front and side elevations. Fitted with wardrobes, bed surround and dressing table. Door opening to the ensuite.

ENSUITE

6'8" x 5'8" (2.04 x 1.75)

Fitted with a matching suite comprising a corner-sited unit with electric shower, pedestal wash handbasin and close-coupled wc. Chrome heated towel rail. Extractor. Obscured uPVC double-glazed window to the front elevation.

BEDROOM TWO

13'11" x 9'8" (4.25 x 2.95)

Dual aspect with uPVC double-glazed windows to the side and rear elevations. Built-in quadruple wardrobe.

BEDROOM THREE

12'1" x 8'4" (3.69 x 2.56)

Dual aspect with uPVC double-glazed windows to the front and side elevations. Built-in double wardrobe with sliding doors.

BATHROOM

12'2" x 8'3" (3.71 x 2.53)

Newly fitted with a matching suite comprising a double walk-in shower with waterfall attachment, panelled bath, wash handbasin with mixer tap set upon a storage unit and close-coupled wc. Contemporary black heated towel rail. Shaving point. Extractor. Obscured uPVC double-glazed windows to the side and rear elevations.

ANNEXE

ENTRANCE HALL

7'1" x 6'1" (2.16 x 1.86)

Doors opening to the kitchen, bedroom and shower room. Obscured uPVC double-glazed door opening to outside.

LOUNGE

13'11" x 11'9" (4.26 x 3.60)

Feature open fireplace with metal surround and mantel. uPVC double-glazed window to the side elevation. Open plan access into the dining room.

DINING ROOM

12'0" x 6'10" (3.67 x 2.09)

uPVC double-glazed window to the rear elevation. uPVC double-glazed sliding patio doors opening onto the garden. Door opening to the kitchen.

KITCHEN

17'10" x 7'6" (5.44 x 2.31)

Fitted with a matching range of white high-gloss base and wall-mounted units incorporating a square-edged laminate worktop with inset Neff induction hob and extractor over. Inset one-&-a-half bowl stainless-steel sink unit with mixer tap. Integrated double oven and dishwasher. Space for an American-style fridge/freezer. uPVC double-glazed window to the rear elevation.

BEDROOM

12'9" x 10'9" (3.90 x 3.29)

Built-in quadruple wardrobe with sliding, mirrored doors. uPVC double-glazed window to the front elevation.

SHOWER ROOM

12'9" x 10'9" (3.90 x 3.29)

Matching suite comprising a double walk-in electric shower, wash handbasin set onto a storage unit, with mixer tap, and close-coupled wc. Obscured uPVC double-glazed windows to the side and rear elevations.

OUTSIDE

The property is approached via a swinging wooden gate which opens onto a brick-paved driveway, providing ample off-road parking for several vehicles and leading to the garage. EV charging point. In the far corner is an allotment, laid to low-level beds with slates, chippings and mature shrubs including a water recovery system and greenhouse. A wooden gate provides access to the rear garden, which is south-facing, fully enclosed and very private. To the other side of the property, a second gate provides access to the annexe front door. The rear garden offers 2 main patio seating areas with the remainder laid to lawn - perfect areas for entertaining whilst the lawned area includes provides a safe play space for children. The garden also includes a pond, with raised planters and flowerbeds, including mature shrubs. Various power points. External tap.

GYM

13'0" x 10'0" (3.98 x 3.07)

uPVC double-glazed sliding patio door opening from the garden. Power and lighting. Door opening into the office.

GARAGE/OFFICE

14'10" x 14'3" (4.53 x 4.36)

Power and lighting. Mezzanine storage level.

WORKSHOP

26'2" x 8'6" narr to 6'3" (8 x 2.61 narr to 1.92)

uPVC double-glazed door opening from the garden. Power and lighting. Solar panel power units. uPVC double-glazed window to the rear elevation. uPVC double-glazed door opening to the garden.

UTILITY BUILDING

7'7" x 5'3" (2.32 x 1.61)

Obscured uPVC double glazed door opening from the garden. Power and lighting. Space for under-counter laundry appliances.

COUNCIL TAX

Plymouth City Council

Council Tax Band: E

PLYMPTON

The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS

///punt.short.took



Road Map



Hybrid Map



Terrain Map



Floor Plan

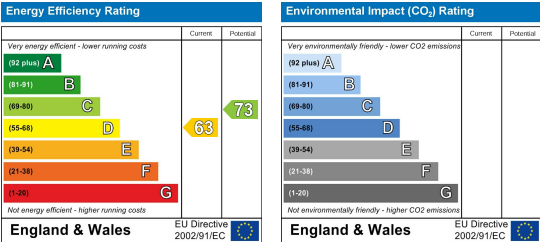


Made with Metropix ©2025

Viewing

Please contact our Plympton Office on 01752 301002 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.