Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



47 Merafield Road

Plympton, Plymouth, PL7 1TL

£375,000

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Spacious 1930s house, with wide hallways & high ceilings, located in the heart of Plympton. The accommodation briefly comprises an entrance hallway, lounge, dining room, conservatory, kitchen, utility & cloakroom. Upstairs there are 3 good-sized bedrooms, a bathroom & separate wc. Sitting on a generous plot, the property boasts beautiful, mature gardens - the rear being south-facing. Although it would benefit from some modernisation, it is well-presented throughout & will make a wonderful family home.







MERAFIELD ROAD, PLYMPTON, PLYMOUTH PL7 1TL

ACCOMMODATION

uPVC door opening into the entrance hallway.

ENTRANCE HALLWAY 17'5" x 7'0" max (5.32 x 2.15 max)

5.32 x 2.15 (max) narrowing to 1.35m. Doors leading to the dining room, lounge and kitchen. Under-stair cupboards. Stairs ascending to the first floor accommodation. uPVC double-glazed window to the side elevation.

DINING ROOM 13'0" x 12'11" (3.98 x 3.96)

Sliding wooden doors with obscured glass leading into the lounge. uPVC double-glazed grid windows to the front and side elevations.

LOUNGE 14'6" c 12'11" (4.42 c 3.96)

uPVC double-glazed door opening into the conservatory. Open fire set into a brick hearth and surround with a tiled mantelpiece. uPVC double-glazed window to the side elevation. Window facing into the conservatory.

CONSERVATORY 11'7" max x 8'5" max (3.55 max x 2.59 max)

uPVC double-glazed windows to the front and side elevations. uPVC double-glazed set of patio doors opening to the rear garden. uPVC double-glazed window facing into the rear porch.

KITCHEN 10'1" x 8'9" (3.08 x 2.67)

Matching range of wooden base and wall-mounted units incorporating a laminate worktop with an inset 4-ring electric hob and a stainless-steel one-&-a-half bowl sink unit. Integrated oven. Wall-mounted boiler. uPVC double-glazed window to the side elevation. Door leading to the rear porch.

REAR PORCH 7'7" x 4'11" (2.32 x 1.52)

Base and wall-mounted laminate units incorporating a square-edged laminate worktop with a stainless-steel sink unit. Tiled floor. Vaulted ceiling. Door to the wc. Wooden stable door to the side elevation providing external access to the front and rear of the property. Open plan access into the utility room.

FIRST FLOOR LANDING 13'1" x 7'11" max (4.01 x 2.43 max)

Matching 1930s-style wooden doors providing access to the first floor accommodation. uPVC double-glazed window with inset obscured-glass to the side elevation. Hatch providing access to the loft space.

BEDROOM ONE 14'6" x 13'0" (4.43 x 3.97)

Situated to the rear of the property. Pedestal heritage sink with brass taps. Fitted up-&-around wardrobes, additional fitted wardrobes and a dressing table. uPVC double-glazed windows to the side and rear elevations.

BEDROOM TWO 13'1" x 12'2" (4 x 3.71)

Located to the front of the property with a uPVC double-glazed grid window to the front elevation. Single-glazed wooden-framed circular window to the side elevation.

BEDROOM THREE 7'11" x 7'4" (2.43 x 2.26)

uPVC double-glazed grid window to the front elevation.

WC 5'5" x 3'1" (1.67 x 0.94)

Low-level wc. Obscured uPVC double-glazed window to the side elevation.

BATHROOM 6'7" x 8'10" max (2.01 x 2.70 max)

Built-in scalloped-edged panel bath with antique-style brass shower fixture, square shower cubicle with a mains-fed monsoon head shower and folding door and a pedestal sink. Heated towel/radiator. Storage cupboard housing the water tank. Obscured uPVC double-glazed window to the rear elevation.

OUTSIDE

The property is approached through a metal gate and up some steps to an area of lawn, bordered by a resin path, mature shrubs and bushes. The path continues to the front door and around the property. The rear garden is generous, south-facing and fully-enclosed, bordered by mature shrubs and bushes. There is an area laid to lawn and a water feature, a garden shed, a greenhouse and a brick wood store.

GARAGE 19'0" x 8'11" (5.8 x 2.73)

Accessed from Merafield Road. Electric up-&-over door.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

PLYMPTON SERVICES

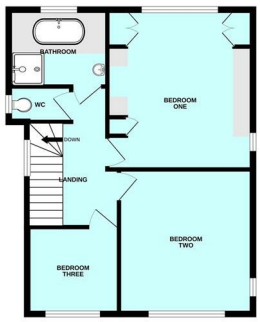
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

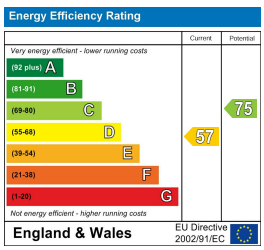


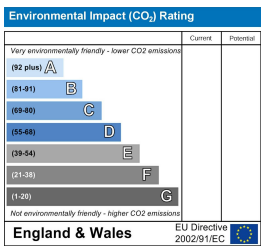
Floor Plans





Energy Efficiency Graph





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