



44 Earls Mill Road

Plympton, Plymouth, PL7 2BX

£210,000



Semi-detached family home, in need of modernisation, with no chain. Situated within walking distance of the Ridgeway shopping area, the accommodation comprises an entrance hall, lounge/dining area, kitchen, 3 bedrooms & wet room. Front & rear gardens. Garage.



EARLS MILL ROAD, PLYMPTON, PLYMOUTH PL7 2BX

ACCOMMODATION

Composite door, with obscured uPVC double-glazed arched panel and obscured uPVC double-glazed window to one side, opening into the entrance hall.

ENTRANCE HALL 8'4" x 5'5" (2.55 x 1.66)

Staircase rising to the first floor landing. Doors opening to the lounge and wet room.

LOUNGE 14'11" x 10'1" (4.56 x 3.09)

Feature fireplace with a stone hearth, mantel and surround with inset remote-controlled 'Living Flame' gas fire. uPVC double-glazed window to the front. Open plan access into the dining area.

DINING AREA 7'4" x 7'0" (2.26 x 2.15)

uPVC double-glazed window to the rear with distant views toward Lee Moor. uPVC double-glazed door opening to the rear garden. Slate-effect laminate wood flooring. Door opening to the kitchen.

KITCHEN 8'3" x 6'7" (2.53 x 2.01)

Fitted with a range of matching base and wall-mounted units incorporating roll-edged laminate work surfaces with inset 4-ring hob and filter hood over. One-&-a-half bowl stainless-steel sink unit with a mixer tap. Tiled splash-backs. Fitted oven. Spaces for washing machine and an upright fridge/freezer. uPVC double-glazed window to the side. Obscured uPVC double-glazed door opening to the rear garden. Tiled-effect laminate wood flooring.

WET ROOM 6'0" x 5'2" (1.85 x 1.6)

Fitted with matching suite comprising a walk-in shower area, wall-mounted wash handbasin and close-coupled wc. Tiled walls with a mosaic dado border. Waterproof flooring. Extractor fan. Obscured uPVC double-glazed window to the side. Wall-mounted mirrored medicine cabinet.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. uPVC double-glazed window to the side. Access hatch to roof void.

BEDROOM ONE 13'0" x 10'4" (3.97 x 3.17)

Range of fitted wardrobes with sliding doors, hanging rail and shelving. 2 uPVC double-glazed windows to the front.

BEDROOM TWO 11'8" x 7'11" (3.58 x 2.42)

uPVC double-glazed window to the rear overlooking the garden with distant views toward Lee Moor.

BEDROOM THREE

uPVC double-glazed window to the rear.

GARAGE

OUTSIDE

The property is approached via a series of steps, bordered on one side by the front garden, leading down to the front door and to a side path which runs alongside the property to the rear garden. The rear garden includes a patio area laid to crazy paving with steps leading down the right-hand side down to a courtesy door providing access into the garage.

AGENT'S NOTE

Plymouth City Council
Council Tax Band C

Area Map



Floor Plans

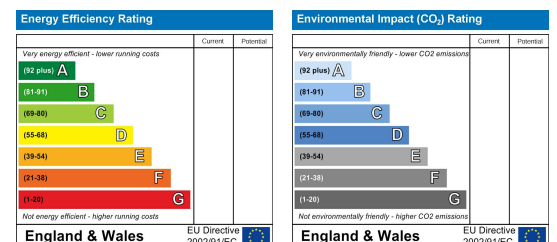
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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