



## 136 Plymouth Road

Plympton, Plymouth, PL7 4ND

**Offers Over £330,000**



Well-presented, extended 1930s family home, with a garage & driveway, located a short drive from the Ridgeway shopping area. The accommodation comprises an entrance hall, lounge, open plan kitchen/diner, 4 bedrooms & a family bathroom. Gardens to the front & rear - the rear perfect for entertaining.





PLYMOUTH ROAD, PLYMPTON, PLYMOUTH PL7 4ND

ACCOMMODATION

uPVC obscured, leaded-light double-glazed door opening into the entrance hall.

ENTRANCE HALL 11'2" x 6'5" (3.42 x 1.97)

Obscured uPVC double-glazed window to the front. Laminate wood flooring. Staircase rising to the first floor landing. Doors providing access to the lounge and open plan kitchen/diner.

LOUNGE 11'9" x 11'5" plus bay (3.6 x 3.5 plus bay)

uPVC double-glazed bay window to the front. Laminate wood flooring.

KITCHEN 15'1" x 6'8" (4.61 x 2.05)

Fitted with an attractive range of matching high-gloss base and wall-mounted units incorporating roll-edged laminate work surface with inset one-&-a-half bowl stainless-steel sink unit and 5-ring gas hob with stainless-steel contemporary extractor hood over. White brick-effect tiled splash-back. Integrated double oven. Spaces for a washing machine and dishwasher. uPVC double-glazed window to the rear. Ceiling spotlighting. Ceramic tiled floor. Larder storage cupboard with the potential to turn back to a wc. Open plan access into the dining room.

DINING ROOM 14'9" x 9'10" (4.51 x 3.01)

Matching fitted white high-gloss cupboards running along one wall with space for an American fridge/freezer. Continuation of the ceramic tiled floor. uPVC double-glazed French doors opening to the rear garden. Ceiling spotlighting.

FIRST FLOOR LANDING

Doors providing access to the first floor accommodation. Obscured uPVC double-glazed window to the side. Laminate wood flooring. Door to staircase ascending to bedroom three.

BEDROOM ONE 12'1" x 10'0" (3.7 x 3.05)

uPVC double-glazed bay window to the front. Fitted wardrobes with hanging rail and shelving to both chimney breast recesses. Decorative wood panelling. Laminate wood flooring.

BEDROOM TWO 11'1" x 10'0" (3.39 x 3.07)

Range of fitted bedroom furniture including wardrobes and pull-out drawers. Laminate wood flooring. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM FOUR 9'0" x 7'1" (2.75 x 2.18)

uPVC double-glazed window to the front. Laminate wood flooring.

BATHROOM 6'11" x 6'10" (2.12 x 2.09)

Fitted with an attractive white suite comprising panel bath with a fitted shower over, pedestal wash handbasin and close-coupled wc. Ceiling spotlighting. Obscured uPVC double-glazed window to the rear.

BEDROOM THREE 18'11" x 13'3" max (5.78 x 4.06 max)

Triple aspect with Velux windows to 3 elevations. Range of fitted chest-of-drawers and storage units. Ceiling spotlighting.

OUTSIDE

The property is approached via a wrought iron gate providing access to a gravel path leading to the front door, bordered by a section of lawn and bamboo plants. To the rear the garden is enclosed and includes a patio seating area with steps leading up the main section of garden which is laid to lawn with bordering flowerbeds and inset mature shrubs. Further steps lead up to the second terrace providing a further seating area, with a wooden gate accessing the driveway, providing parking to the side of the garage.

GARAGE 16'7" x 8'9" max (5.08 x 2.67 max)

Up-&-over door to the front. Courtesy door to the side.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

WHAT3WORDS

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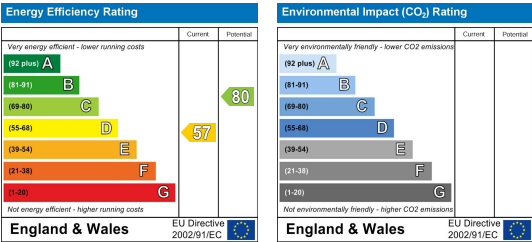
Area Map



Floor Plans



Energy Efficiency Graph



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