



5 Moorland Road

Plympton, Plymouth, PL7 2BH

£260,000



Spacious character property in a sought-after, central location, being offered with no onward chain. The property has a light, airy feel, offering many charming features & spacious living arrangements. The accommodation is laid out over 3 floors & briefly comprises an entrance porch & hall, lounge & separate dining room, kitchen & downstairs cloakroom with the 1st floor hosting 2 bedrooms & the family bathroom, with 2 further bedrooms on the 2nd floor. Outside, there is a small garden to the front & an enclosed rear garden.



MOORLAND ROAD, PLYMPTON, PLYMOUTH PL7 2BH

ACCOMMODATION

Composite door opening into the entrance porch.

ENTRANCE PORCH 4'4" x 3'4" (1.33 x 1.02)

Wooden door, with inset glass panelling, opening into the entrance hall.

ENTRANCE HALL 21'9" x 5'11" (6.65 x 1.82)

Doors providing access to the lounge, dining room and kitchen. Stairs ascending to the first floor with storage and wc beneath.

LOUNGE 15'9" x 12'10" (4.82 x 3.92)

Inset feature fireplace with tiled hearth and wooden mantel. uPVC double-glazed bay window to the front elevation.

DINING ROOM 12'9" x 10'2" (3.89 x 3.11)

Obscured uPVC double-glazed door opening to the garden.

KITCHEN 14'2" x 9'6" (4.33 x 2.90)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset one-&-a-half bowl stainless-steel unit and mixer tap. Extraction system. Spaces for a fridge/freezer, washing machine and tumble dryer, dishwasher and an Aga-style cooker. The room is dual aspect with uPVC double-glazed windows to the side and rear elevations. Obscured uPVC double-glazed door opening to the garden.

DOWNSTAIRS WC 4'3" x 2'4" (1.31 x 0.73)

Low-level wc and a wall-mounted wash handbasin.

FIRST FLOOR LANDING 14'3" x 6'0" (4.35 x 1.83)

Doors providing access to bedrooms one and two and the family bathroom. Stairs ascending to the second floor.

BEDROOM ONE 16'8" x 13'1" (5.10 x 3.99)

The room is dual aspect with uPVC double-glazed windows to the front and side elevations and fitted wardrobes.

BEDROOM TWO 12'8" x 10'1" (3.88 x 3.08)

The room is dual aspect with uPVC double-glazed windows to the side and rear elevations.

SECOND FLOOR LANDING 10'10" x 5'10" (3.32 x 1.8)

Doors providing access to bedrooms three and four. uPVC double-glazed window to the rear elevation.

BEDROOM THREE 15'8" x 7'3" (4.79 x 2.21)

2 uPVC double-glazed windows to the side elevation.

BEDROOM FOUR 11'10" x 8'2" (3.63 x 2.49)

uPVC double-glazed windows to the front elevation.

BATHROOM 9'5" x 7'8" (2.88 x 2.35)

Fitted with a matching suite comprising panelled bath with shower attachment and mixer tap, corner shower cubicle, white pedestal wash handbasin and a low-level wc. Extraction. Obscured uPVC double-glazed windows to the side and rear elevations.

OUTSIDE

The property is approached via a mosaic walkway, bordered on one side by an area laid to stone chippings. To the side of the property a walkway leads to a wooden gate providing access to the very private rear garden. This is fully enclosed and laid for low maintenance, mainly to patio and block-paving bordered by raised flower beds filled with mature shrubs and bushes.

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

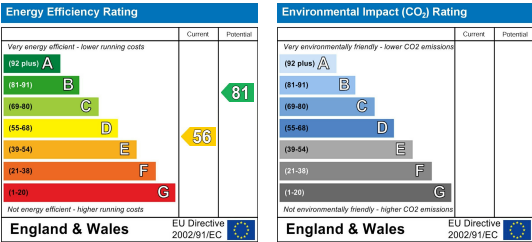


Floor Plans



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Energy Efficiency Graph



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