



## 63 Merafield Road

Plympton, Plymouth, PL7 1SH

Offers Over £280,000



Well-presented property situated in an elevated position within the Merafield area, offering views out over Plympton. The accommodation briefly comprises an entrance hall, lounge/diner, kitchen, 3 bedrooms & bathroom. To the rear, a driveway provides off-road parking in front of the garage. There is a garden to the front in addition to enclosed gardens at the side & rear.



## MERAFIELD ROAD, PLYMPTON, PLYMOUTH PL7 1SH

### ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 17'10" x 8'8" max (5.44 x 2.66 max)

An 'L'-shaped room with a glass-panelled door opening to the lounge/diner and open plan access into the kitchen. Doors providing access to the bedrooms and bathroom. Up-&-over hatch to partially-boarded, insulated loft with power and lighting. Storage cupboard.

### LOUNGE/DINER 19'9" x 13'2" max (6.03 x 4.03 max)

A triple aspect room with uPVC double-glazed windows to the front and both side elevations. View to the front out over Plympton and beyond. Gas fireplace set onto a polished stone hearth with surround and mantel.

### KITCHEN 10'7" x 9'7" (3.24 x 2.93)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop and an inset 4-burner gas hob with stainless-steel extractor over. Inset composite sink with mixer tap. Integrated oven and grill. Spaces for fridge/freezer, washing machine and dishwasher. uPVC double-glazed window to the side elevation.

### BEDROOM ONE 12'3" x 9'2" (3.75 x 2.81)

uPVC double-glazed window to the side elevation.

### BEDROOM TWO 10'3" x 8'5" (3.14 x 2.58)

Storage cupboard. uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 10'9" x 7'4" (3.29 x 2.26)

uPVC double-glazed window to the side elevation.

### BATHROOM 8'11" x 5'2" (2.73 x 1.60)

Fitted with a matching suite comprising panelled bath with mains-fed shower and mixer tap, wash handbasin with mixer tap set into a storage unit and low-level wc. Chrome heated towel rail. Extractor. 2 obscured uPVC double-glazed windows to the side elevation.

### OUTSIDE

The property is approached via steps bordered on one side by an area of lawn with mature shrubs. To the side there is access to the sub-floor cellar. A wooden gate provides access to the side and rear gardens which include areas laid to patio and artificial grass with shrubs and decorative pot plants. The garage is situated to the rear, with off-road parking for one vehicle to the front. Pedestrian access gate to the rear opening to the lane.

### GARAGE

Roller shutter door to the front elevation. Courtesy door to the side elevation.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

### SERVICES

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

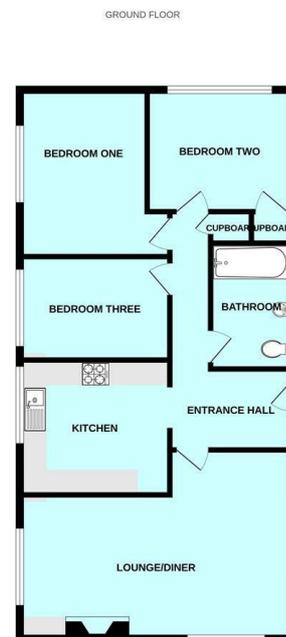
### WHAT3WORDS

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## Area Map

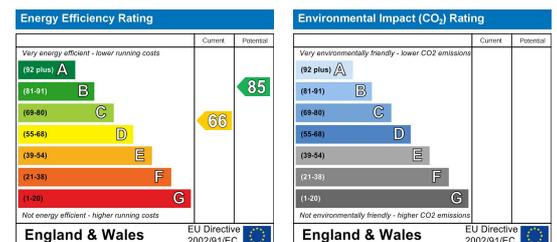


## Floor Plans



Made with Mergin Cloud

## Energy Efficiency Graph



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