



## 135 Underwood Road

Plympton, Plymouth, PL7 1TB

£330,000



Charming, unique character property located in the heart of Plympton. The accommodation briefly comprises an entrance porch, lounge, snug/dining room, conservatory, kitchen & ground floor bathroom with upstairs hosting 3 bedrooms - the principal with ensuite facilities. Externally the property benefits from off-road parking for 2 cars & an extensive multi-tiered garden.



## UNDERWOOD ROAD, PLYMPTON, PLYMOUTH PL7 1TB

### ACCOMMODATION

uPVC double-glazed door with inset glass pane opening into the entrance porch.

### ENTRANCE PORCH 6'4" x 2'9" (1.94 x 0.86)

Wooden door with inset glass pane opening into the lounge

### LOUNGE 14'2" x 13'3" (4.34 x 4.05)

Door opening into the snug/dining room. Stairs ascending to the first floor accommodation. Open fireplace. Exposed wooden ceiling beams. Original floorboards which run through the lounge into the snug/dining room. Aluminium double-glazed window to the front elevation. uPVC double-glazed window to the rear elevation.

### SNUG/DINING ROOM 12'11" x 10'10" (3.94 x 3.31)

Doors opening to the conservatory & family bathroom. Stairs ascending to bedroom three. Log burner. Aluminium double-glazed window to the front elevation.

### CONSERVATORY 15'0" x 12'10" (4.58 x 3.92)

Constructed in uPVC double-glazing on a brick base with uPVC double-glazed patio doors opening to the rear garden. Door opening to the kitchen.

### KITCHEN 14'3" x 9'3" (4.36 x 2.82)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with inset ceramic one-&-a-half bowl sink unit and stainless-steel mixer tap. Small built-in larder cupboard. Spaces for a rangemaster oven, washing machine, dishwasher, tumble dryer and free-standing fridge/freezer. Serving hatch into the conservatory. uPVC double-glazed window to the rear elevation.

### BATHROOM 11'3" x 6'0" (3.45 x 1.83)

Fitted with a matching suite comprising a panelled bath with a mains-fed shower and folding glass screen, pedestal wash handbasin and close-coupled wc. Built-in storage cupboard. Wooden-framed double-glazed obscured glass window to the front elevation. Next to the bathroom there are stairs ascending to bedroom three.

### BEDROOM THREE 10'9" x 6'10" (3.28 x 2.10)

Built-in storage cupboard. Small hatch with access to the loft. uPVC double-glazed window to the rear elevation.

### LANDING 3'5" x 2'11" (1.06 x 0.90)

Access hatch with pull-down ladder to mostly-boarded, insulated loft with power and lighting.

### BEDROOM ONE 13'3" x 10'1" (4.04 x 3.09)

Built-in cupboard. Fitted wardrobe. uPVC double-glazed window to the rear elevation. Aluminium double-glazed window to the front elevation. Door opening the ensuite shower room.

### ENSUITE SHOWER ROOM 4'11" x 4'9" (1.52 x 1.45)

Fitted with a matching suite comprising a curved corner shower cubicle with an electric shower, wall-mounted sink with mixer tap and close-couple wc. Chrome heated towel rail.

### BEDROOM TWO 13'3" x 11'0" (4.06 x 3.36)

Laminate wooden flooring. Aluminium double-glazed window to the front elevation. uPVC double-glazed window to the rear elevation.

### OUTSIDE

The property is approached via a driveway to the side of the property providing off-road parking for 2 cars, leading to a gate, in turn leading to the entrance porch. To the side of the property a gate opens to the rear garden. To the rear there is a substantial, tiered, fully-enclosed garden with multiple areas and levels including a patio with lovely views. Potting shed. Garden shed with power and lighting.

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

### PLYMPTON SERVICES

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

### WHAT3WORDS

///famous.burned.tender

## Area Map



## Floor Plans

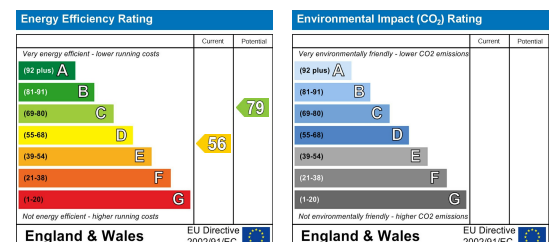
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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