



40 Longacre

Plympton, Plymouth, PL7 4RQ

£315,000



Wonderfully presented family home, situated in a quiet cul-de-sac in the popular Woodford area, with easy access to local schools. The accommodation briefly comprises an entrance porch & hall, lounge & separate dining room, kitchen and downstairs wc whilst upstairs there are 3 generous bedrooms & a 4-piece family bathroom. Outside the property benefits from a driveway providing ample off-road parking & a garage, with a garden to the front & a fully-enclosed rear.



LONGACRE, PLYMPTON, PLYMOUTH PL7 4rQ

ACCOMMODATION

Obscured uPVC double-glazed door opening into the entrance porch.

ENTRANCE PORCH 5'3" x 3'6" (1.62 x 1.09)

Wooden door with inset patterned glass, opening into the entrance hall. Obscured uPVC double-glazed window to the front elevation. Wooden-framed window looking into the entrance hall.

ENTRANCE HALL 14'1" x 5'10" (4.30 x 1.8)

Doors providing access to the dining room, kitchen and downstairs wc. uPVC double-glazed window to the side elevation. Stairs ascending to the first floor landing.

LOUNGE 13'6" x 12'4" (4.12 x 3.77)

Squared inset fireplace set onto a polished stone hearth. uPVC double-glazed windows to the front elevation. Open plan access into the dining area.

DINING ROOM 12'9" x 9'10" (3.91 x 3.01)

Serving hatch. uPVC double-glazed patio doors opening to the garden.

KITCHEN 9'3" x 8'4" (2.84 x 2.55)

Fitted with a matching range of base and wall-mounted units incorporating a roll-edged laminate worktop with an inset 5-burner gas hob and stainless-steel extractor over. Integrated oven and dishwasher. Spaces for a washing machine and an upright fridge/freezer. Dual aspect with uPVC double-glazed windows to the side and rear elevations. Obscured uPVC double-glazed door opening to the garden.

DOWNSTAIRS WC 4'9" x 2'5" (1.45 x 0.74)

Close-coupled wc and a wall-mounted wash handbasin with mixer tap. Obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 8'0" x 6'10" (2.44 x 2.09)

Doors providing access to the first floor accommodation. Up-&-over hatch providing access to the loft. uPVC double-glazed window to the side elevation.

BEDROOM ONE 13'6" x 11'6" (4.12 x 3.51)

Built-in wardrobe with a mirrored sliding door. uPVC double-glazed window to the front elevation.

BEDROOM TWO 12'10" x 11'5" (3.92 x 3.50)

uPVC double-glazed window to the rear elevation.

BEDROOM THREE 9'11" x 6'11" (3.03 x 2.11)

uPVC double-glazed window to the front elevation.

BATHROOM 8'0" x 6'10" (2.46 x 2.09)

Fitted with a matching suite comprising a corner unit with mains-fed shower and additional waterfall attachment, free-standing bath with mixer tap, wall-mounted wash handbasin with mixer tap and storage beneath and close-coupled wc. Stainless-steel heated towel rail. Extractor. Obscured uPVC double-glazed window to the rear elevation.

GARAGE 20'4" x 9'7" (6.21 x 2.94)

Up-&-over door. Power and lighting. uPVC double-glazed window to the rear elevation. Courtesy door opening to the garden.

OUTSIDE

The property is approached via a slabbed walkway bordered by an area of lawn, a raised planter with mature shrubs and slate chippings. A driveway runs alongside through to the garage. A wooden gate provides access to the fully-enclosed rear garden which incorporates paved patio areas leading and an area laid to lawn. Outside power. Outside tap.

COUNCIL TAX PCC

Plymouth City Council
Council Tax Band: C

PLYMPTON SERVICES

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

WHAT3WORDS

///gear.rush.email

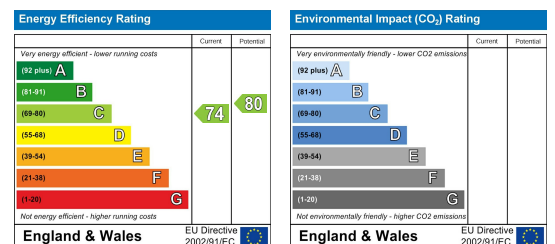
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.