



18 Moorland Road

Plympton, Plymouth, PL7 2BH

£375,000



This spacious period family home is situated in the heart of Plympton & briefly comprises an entrance porch, hall, lounge, dining room, kitchen, utility & a downstairs wc. Upstairs there are 5 bedrooms, 2 of which have ensuite facilities, a bathroom & a separate wc. To the front the property benefits from off-street parking for several vehicles & a low-maintenance rear garden - perfect for entertaining. Local schools & the shopping centre are all within walking distance.



MOORLAND ROAD, PLYMPTON, PLYMOUTH PL7 2BH

ACCOMMODATION

Composite front door, with inset obscured uPVC double-glazed panel, opening into the entrance porch.

ENTRANCE PORCH 4'10" x 3'11" (1.48 x 1.21)

Wooden door opening into the entrance hall. uPVC double-glazed window to the front elevation.

ENTRANCE HALL 29'4" x 6'3" (8.95 x 1.92)

Doors opening to the downstairs wc, lounge, dining room and the kitchen/utility area. Stairs ascending to the first floor landing with storage cupboards beneath.

LOUNGE 18'7" x 15'7" (5.68 x 4.75)

Feature fireplace with inset fire and ornate surround, slate hearth and wooden mantel (not operational). uPVC double-glazed bay window to the front elevation.

DINING ROOM 14'7" x 13'3" (4.45 x 4.04)

Feature wood-burner set onto a stone hearth with surround and wooden mantel (not operational). uPVC double-glazed window to the rear elevation.

KITCHEN 19'5" x 11'0" (5.92 x 3.37)

White base units with rose gold handles and square-edged composite worktops. Spaces for a Rangemaster and an American-style fridge/freezer. Open plan access into the utility area. uPVC double-glazed window to the side elevation. uPVC double-glazed door opening to the garden.

UTILITY ROOM 11'3" x 8'0" (3.44 x 2.44)

Matching white base and wall-mounted units with rose gold handles and black roll-edged composite worktop. Spaces for washing machine and tumble dryer. uPVC double-glazed sliding patio doors opening to the garden. Wall-mounted boiler.

DOWNSTAIRS WC 4'3" x 3'3" (1.32 x 1)

Low-level wc and compact wash handbasin with mixer tap set into a unit. Obscured uPVC double-glazed window to the side elevation.

FIRST FLOOR LANDING 34'3" x 5'11" (10.45 x 1.81)

Doors providing access to the first floor accommodation. Drop-down access hatch to the loft. Wooden-framed single-glazed window to the rear elevation, elevated to maximise natural light.

BEDROOM ONE 18'4" x 12'6" (5.61 x 3.83)

Feature fireplace with stone hearth, wooden surround and mantel. uPVC double-glazed bay window to the front elevation. Door opening to the ensuite.

ENSUITE 9'3" x 4'4" (2.83 x 1.34)

Walk-in shower with mains-fed waterfall attachment, contemporary worktop-mounted glass handbasin with mixer tap and concealed cistern wc. Extractor fan.

BEDROOM TWO 14'8" x 12'4" (4.48 x 3.78)

Built-in wardrobe uPVC double-glazed window to the rear elevation. Access to the ensuite.

ENSUITE AREA

Enclosed shower unit, wash handbsin set into a storage unit with mixer tap and close-coupled wc.

BEDROOM THREE 11'2" x 10'4" (3.42 x 3.16)

uPVC double-glazed window to the rear elevation.

BEDROOM FOUR 10'4" x 7'1" (3.17 x 2.18)

uPVC double-glazed window to the side elevation.

BEDROOM FIVE 11'1" x 6'5" (3.40 x 1.98)

Built-in storage, wardrobes and elevated bed frame with storage beneath. uPVC double-glazed window to the front elevation.

BATHROOM 7'6" x 6'1" (2.29 x 1.87)

Fitted suite comprising panelled bath with mixer tap and shower attachment and pedestal wash handbasin. Obscured uPVC double-glazed window to the side elevation.

SEPARATE WC 4'10" x 3'4" (1.49 x 1.02)

Close-coupled wc. Obscured uPVC double-glazed window to the side elevation.

OUTSIDE

The property is approached via a brick-paved driveway providing off-road parking for 2 vehicles. The rear garden is mainly laid to patio with a raised decking area - perfect for entertaining. Storage shed. Corner-sited jacuzzi frame with space for a jacuzzi/hot tub. Wooden gate to the rear providing pedestrian access to the lane.

COUNCIL TAX

Plymouth City Council
Council Tax Band: D

PLYMPTON SERVICES

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

WHAT3WORDS

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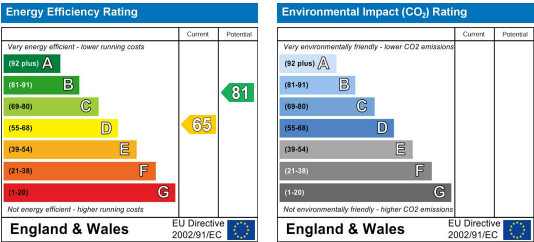
Area Map



Floor Plans



Energy Efficiency Graph



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