Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



30 Seymour Road

Plympton, Plymouth, PL7 4NZ

£260,000

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Offered with no onward chain, this property is located on a sought-after road within very close proximity to Hele's School. The accommodation briefly comprises an entrance porch, hallway, lounge, dining room, kitchen, 3 bedrooms and a bathroom. Outside there is a private driveway, a garage, front and rear gardens with an additional wc, utility shed and bin store. In need of modernisation, the property is perfect for those looking for a home to renovate and make their own.







SEYMOUR ROAD, PLYMPTON, PLYMOUTH PL74NZ

ACCOMMODATION
uPVC double-glazed sliding door, with inset obscured glass panel, opening into the entrance porch.

ENTRANCE PORCH 5'11" x 1'11" (1.81 x 0.59)
Wooden door opening into the entrance hallway with a single-glazed stained-glass window to one side.

ENTRANCE HALLWAY 9'4" x 6'4" (2.85 x 1.95)
Doors leading to the lounge and kitchen. Under-stairs cupboard housing the gas and electric meters. Stairs ascending to the first floor accommodation.

LOUNGE 11'10" x 11'3" max (3.62 x 3.45 max)
uPVC double-glazed window to the front elevation.

KITCHEN 8'9" x 7'4" (2.68 x 2.25)
uPVC double-glazed door with inset glass panel leading to the rear garden. Wooden door leading to the dining room. Built-in storage cupboard. Wooden base units. Space for a cooker and a free-standing fridge/freezer. Roll-edged laminate worktop with an inset stainless-steel sink unit. uPVC double-glazed window to the side elevation.

DINING ROOM 10'9" x 11'5" (3.30 x 3.49)
uPVC double-glazed window to the rear elevation.

FIRST FLOOR LANDING 9'1" x 7'3" (2.77 x 2.23)
Doors providing access to the first floor accommodation. Hatch providing access to the loft space. uPVC double-glazed window to the side elevation.

BEDROOM ONE 11'5" x 10'10" (3.5 x 3.32)
uPVC double-glazed window to the rear elevation.

BEDROOM TWO 11'3" x 10'11" (3.44 x 3.33)
uPVC double-glazed window to the front elevation.

BEDROOM THREE 7'4" x 7'5" (2.26 x 2.27)
uPVC double-glazed window to the front elevation.

BATHROOM 7'3" x 5'11" (2.23 x 1.81)
Storage cupboard housing the boiler. Panel bath with a shower attachment fitted to the taps, pedestal wash handbasin and low-level wc. Obscured uPVC double-glazed window to the side elevation.

GARAGE 17'0" x 8'0" (5.2 x 2.44)
Electric up-&-over door. Wooden-framed single-glazed window to the rear elevation.

OUTSIDE
The property is approached via a concrete driveway leading to the garage, providing ample off-road parking with an adjacent area of garden laid to stone chippings, bordered by a low-level wall. A wooden gate provides access to the generous rear garden, which is fully-enclosed and on a level plot. There is an area laid to concrete with the remainder laid to lawn with a wooden shed, an outside wc, a brick shed/utility and a bin store.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

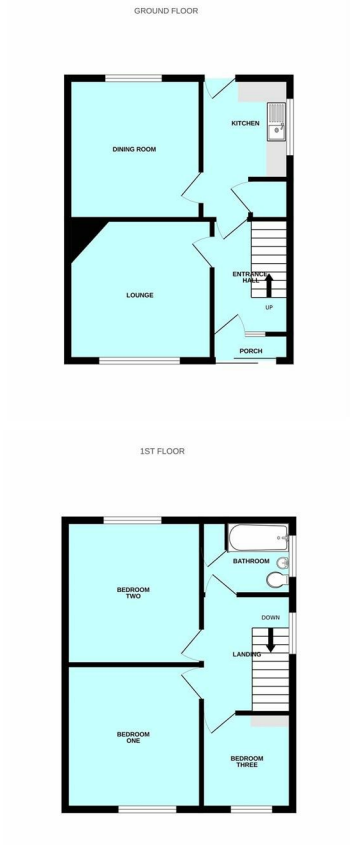
SERVICES
The property is connected to all the mains services: gas, electricity, water and drainage.

WHAT3WORDS
///trace.zooms.chill

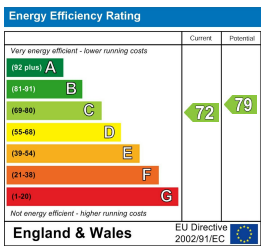
Area Map

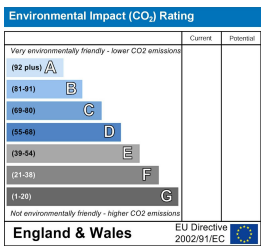


Floor Plans



Energy Efficiency Graph





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