



33 Endsleigh Road

Oreston, Plymouth, PL9 7LT

£315,000



Occupying a wonderful position within the heart of Oreston, is this older-style semi-detached bungalow. It offers great potential for further development subject to the necessary consents. It enjoys a level plot with views towards the Cattewater and Mount Batten. The accommodation is currently laid out as 1 bedroom, along with a lounge and a sitting room which enjoys the best of the views. In addition there is a fitted kitchen, shower room and a rear conservatory. Within the plot there are well-maintained level gardens, off-road parking for a number of vehicles and a detached garage.



ENDSLEIGH ROAD, ORESTON, PL9 7LT

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation.

LOUNGE 15'7" into bay x 9'10" (4.75 into bay x 3.02)

A dual aspect room with double-glazed windows to the front and side elevations. Stone-built fireplace with timber plinth. Display alcove.

SITTING ROOM 13'2" x 8'0" (4.03 x 2.46)

A dual aspect room with double-glazed windows to the side and rear elevation. Wonderful picture window providing a panoramic outlook across Oreston Quay towards the Cattewater with Mount Batten and Mount Edgecumbe in the distance. This room could be used for a number of uses including a second bedroom, formal dining room or sitting room.

KITCHEN 14'7" x 7'8" incl kitchen units (4.46 x 2.35 incl kitchen units)

Series of work surfaces and a range of base units. Inset single drainer sink unit with mixer tap. Inset 4-ring gas hob. Adjacent electric oven. Space and plumbing for a washing machine. Space for under-counter fridge and freezer. Wall-mounted gas boiler. Double-glazed window to the rear elevation. Full-length double-glazed window and door providing access to the rear. Door leading into an inner lobby.

INNER LOBBY

Loft hatch. Doorway leading to the bedroom

BEDROOM 11'5" into the bay x 11'3" (3.5 into the bay x 3.43)

Range of louvre-fronted wardrobes, storage cupboards and head-height storage units. Double-glazed bay window to the front elevation.

SHOWER ROOM 7'7" x 3'1" (2.33 x 0.96)

Comprising a corner shower cubicle with a tiled area surround , shower unit with spray attachment and a folding shower screen door, pedestal wash basin and a low level toilet. Obscured double-glazed window to the rear elevation.

CONSERVATORY 8'4" x 7'6" (2.56 x 2.30)

Mono-pitch polycarbonate roof. Double-glazed windows to 3 elevations. Power and lighting.

OUTSIDE

The property is accessed via double gates leading to the parking area to the front and side of the property and the detached garage. To the front, there is a central lawned section of garden bordered by mature shrubs and flowering plants. The side garden consists of a vegetable patch. Adjacent to rear of the property is a sitting area, beyond which is a small section of lawn with planted borders. There is a small area of decking leading to the kitchen door. There is a lovely open aspect to the rear taking advantage of the wonderful outlook.

DETACHED GARAGE 15'3" x 8'9" (4.67 x 2.69)

Electric up-&-over door. Power.

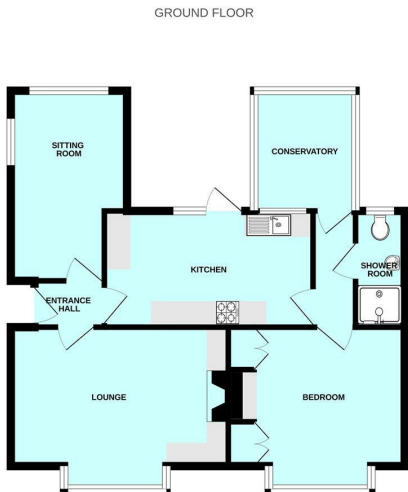
COUNCIL TAX

Plymouth City Council
Council tax band C

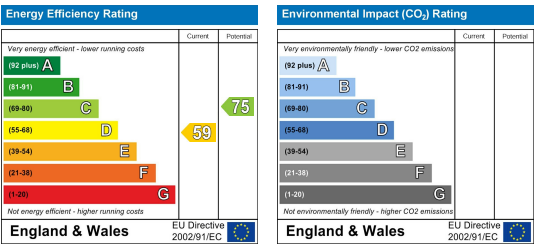
Area Map



Floor Plans



Energy Efficiency Graph



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