



## 26 Plymstock Road

Plymstock, Plymouth, PL9 7NU

£279,950



An ideal opportunity to acquire this older-style semi-detached property located in this highly popular position close to central Plymstock. The accommodation is in need of updating and briefly comprises an entrance hall, lounge with an extended sitting/garden room, separate dining room, kitchen, 3 bedrooms and bathroom. Externally there are level gardens to the front and rear together with a shared driveway and garage. Double-glazing and central heating. No onward chain.





PLYMSTOCK ROAD, PLYMSTOCK, PL9 7NU

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 11'7 x 5'7 (3.53m x 1.70m)

Staircase ascending to the first floor. Doors providing access to the ground floor accommodation. Delft rack. Small under-stairs storage cupboard.

LOUNGE 17'11 x 10'10 (5.46m x 3.30m)

Window with a fitted blind to the front elevation. Chimney breast with fireplace. Access through to the sitting/garden room.

SITTING ROOM/GARDEN ROOM 9'6 x 9'2 (2.90m x 2.79m)

Sliding double-glazed doors with fitted blinds overlooking the garden and providing access to outside.

DINING ROOM 12'8 into bay x 11'8 (3.86m into bay x 3.56m)

Bay window with fitted blinds and a window seat to the front elevation. Dado rail.

KITCHEN 16'1 x 11'7 max width (4.90m x 3.53m max width)

Base and wall-mounted cabinets with work surfaces. One-&-a-half bowl single drainer sink unit. Space for Range-style cooker. Space for appliances including washing machine. Wall-mounted Glowworm boiler. Window to the rear elevation. Doorway leading to outside.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window with fitted blind to the rear elevation. Loft hatch with pull-down loft ladder.

UTILISED LOFT ROOM

Boarded. Velux windows to the front and rear elevations.

BEDROOM ONE 15'9 into bay x 11'6 (4.80m into bay x 3.51m)

Bay window with fitted blinds to the front elevation. Range of furniture including wardrobe, cupboards, drawer units and dressing table.

BEDROOM TWO 10'10 x 8'4 (3.30m x 2.54m)

Window with a fitted blind to the front elevation.

BEDROOM THREE 10'5 x 9' wall-to-wall (3.18m x 2.74m wall-to-wall)

Window to the rear elevation. Range of built-in cupboards.

BATHROOM 5'7 x 5'6 (1.70m x 1.68m)

Comprising a bath with a shower system over, wc and basin with a storage cupboard beneath. Fully-tiled walls. Obscured window to the rear elevation.

GARAGE 19'9 x 11'6 (6.02m x 3.51m)

An up-&-over style door to the front elevation. Windows to the rear and side elevations. Side access door.

OUTSIDE

To the front a shared driveway leads to the garage and there is off-road parking to the front of the drive. The garden is stocked with shrubs and laid to chippings. A timber gate next to the garage opens from the driveway into the rear garden. The rear garden has an extensive range of mature planting together with a summer house and a patio area.

COUNCIL TAX

Plymouth City Council  
Council tax band C

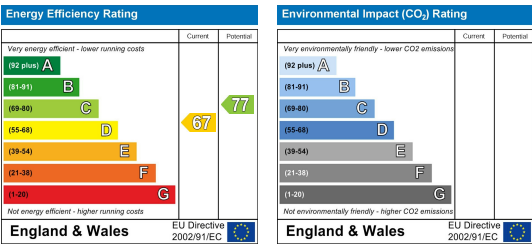
Area Map



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.