



## 14 Bedford Road

Plymstock, Plymouth, PL9 7DA

**Offers Over £325,000**



An older-style detached house situated in a highly popular position & enjoying a south-facing garden, brick-paved driveway plus parking & garage. The accommodation, which is in need of some re-decoration, briefly comprises an entrance hall, bay-fronted lounge, open-plan kitchen/dining room plus conservatory. On the first floor there are 3 bedrooms & a shower room. The property has double-glazing & gas central heating. Being sold with no onward chain.



BEDFORD ROAD, PLYMSTOCK, PL9 7DA

ACCOMMODATION

ENTRANCE HALL 12'3 x 6'5 at widest point (3.73m x 1.96m at widest point)

Doors providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Window with fitted blind to the side elevation.

LOUNGE 13' x 10'8 (3.96m x 3.25m)

Bay window.

KITCHEN/DINING ROOM 16'8 x 11'8 (5.08m x 3.56m)

An open-plan room providing ample space for dining table and chairs. Range of matching kitchen cabinets with matching work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in NEFF oven. Integral fridge and freezer. Pull-out larder storage. Corner carousel storage. Space beneath the work surface for washing machine and another appliance. Dual aspect with windows to 2 elevations. The window to the rear has a fitted blind. Sliding double-glazed patio doors opening into the conservatory.

KITCHEN ALCOVE 8'1 x 5'1 (2.46m x 1.55m)

Cupboard and shelving.

CONSERVATORY 10'7 x 7'9 (3.23m x 2.36m)

Constructed in uPVC double-glazing with fitted blinds. French doors leading to outside. Recently replaced polycarbonate roof.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Window with a fitted blind to the side elevation.

BEDROOM ONE 13' x 10' incl wardrobes (3.96m x 3.05m incl wardrobes)

Bay window to the front elevation. Range of built-in wardrobes and cupboards.

BEDROOM TWO 11'8 x 10'7 (3.56m x 3.23m)

Window to the rear elevation overlooking the garden.

BEDROOM THREE 7'5 x 6'4 (2.26m x 1.93m)

Window to the front elevation.

SHOWER ROOM 5'8 x 4'9 (1.73m x 1.45m)

Comprising a corner-style shower, wc and contemporary square basin with a cupboard beneath. Mirrored bathroom cabinet. Chrome towel rail/radiator. Fully-tiled walls. Obscured window to the rear elevation.

GARAGE 15'10 x 8'5 (4.83m x 2.57m)

Remote roller door to the front elevation. Side access door and window. Power and lighting.

OUTSIDE

To the front there is a gravelled parking area and a brick-paved driveway, which continues alongside the house to the garage. The rear garden is a mixture of lawn, paving and chippings together with mature shrubs.

COUNCIL TAX

Plymouth City Council  
Council tax band C

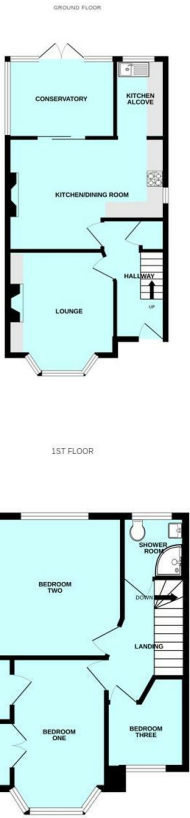
SERVICES

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

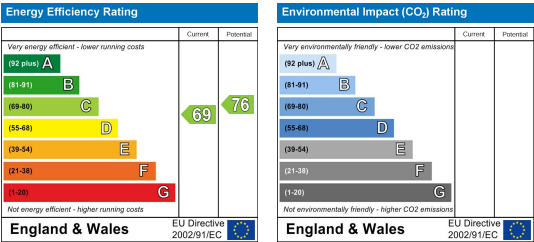
Area Map



Floor Plans



Energy Efficiency Graph



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