



## 169 Plymstock Road

Oreston, Plymouth, PL9 7LJ

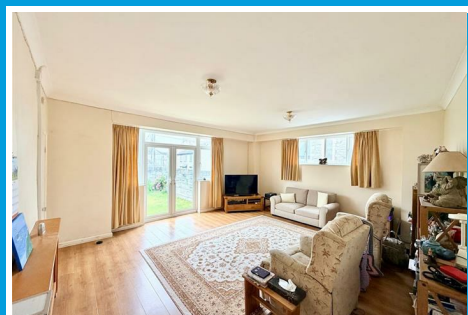
£525,000



# 169 Plymstock Road

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## PLYMSTOCK ROAD, ORESTON, PL9 7LJ

### SUMMARY

A wonderful opportunity to purchase a character residence within the heart of Oreston village, located opposite the local community centre and within a convenient walk to Oreston quay. The property is set within grounds consisting of walled gardens and off-road parking. There is a detached double garage. The accommodation is flexible in its use and could be arranged with a ground floor annexe/granny flat or indeed could make a good-sized residence, which would include 5 bedrooms in total, ensuite bathroom, first floor shower and an additional wc. There are 3 reception rooms along with a fitted kitchen.

### ACCOMMODATION

Access to the property is gained via stepping stones that lead through the front garden to a stone porch, which leads to a double-glazed PVC entrance door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation. Stairs rising to the first floor accommodation.

### LOUNGE

15'10" x 14'8" (4.85 x 4.48)

uPVC double-glazed full-length window and door leading out to the front elevation. Feature stone fireplace with inset 'Living Flame' gas fire. Laminate floor. Doorway leading into the dining room.

### DINING ROOM

19'2" x 9'1" (5.86 x 2.79)

Double-glazed window and door leading out to the rear garden. Tiled floor. Inner PVC door leading into an inner passageway. Step leading into the kitchen.

### KITCHEN

12'8" x 9'4" (3.88 x 2.86)

Range of matching eye-level and base units with blackened work surfaces. Inset single drainer twin bowl sink unit with mixer taps. Space and plumbing for washing machine. Space for under-counter fridge and freezer. Space for free-standing cooker. Double-glazed windows to both side elevations.

### SITTING ROOM

18'11" x 16'11" (5.78 x 5.16)

A dual aspect room with double-glazed windows to the front and side elevations. French-style double doors leading out to the front garden. Good-sized under-stairs storage cupboard housing the consumer unit and the electric meter. Laminate floor. Door leading to the inner passageway.

### INNER PASSAGEWAY

Providing access to the ground floor bedroom and ensuite bathroom.

### GROUND FLOOR BEDROOM ONE

12'4" x 10'2" (3.76 x 3.10)

Obscured triple-glazed window to the side elevation. Doorway leading into the ensuite bathroom.

### ENSUITE BATHROOM

13'11" x 5'11" (4.26 x 1.82)

White modern suite comprising a panel bath, separate shower cubicle with a mains-connected shower unit and spray attachment, low level toilet and sink unit with a mixer tap and a vanity cupboard beneath. Concertina cupboard housing the gas boiler. 2 deep-silled obscured double-glazed windows to the rear elevation. Doorway returning to the inner passageway.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation.

## BEDROOM TWO

16'0" x 14'7" (4.88 x 4.47)

An impressive-sized room with a double-glazed window to the front elevation. Built-in storage cupboard with shelving.

## FURTHER LANDING SPACE

Steps leading down to the rear tenement.

## BEDROOM FIVE

12'10" x 8'1" (3.92 x 2.48)

Double-glazed window to the front elevation.

## BEDROOM THREE

16'5" x 10'4" (5.02 x 3.15)

A dual aspect room with a double-glazed window to the front elevation and 2 windows to the side elevation.

## SEPARATE WC

6'7" x 3'4" (2.03 x 1.04)

Fitted with a corner sink unit with mixer tap and a low level toilet. Obscured double-glazed window to the side elevation.

## SHOWER ROOM

9'4" x 8'7" (2.87 x 2.64)

Comprising a walk-in shower with a tiled area surround and shower unit with a spray attachment and sink unit with vanity

work surface and storage cupboard beneath. Built-in linen cupboard. Obscured double-glazed window to the side elevation.

## BEDROOM FOUR

12'10" x 8'1" (3.92 x 2.48)

Double-glazed windows to the side and rear elevations.

## OUTSIDE

The property is approached via double gates leading to a tarmac area providing for additional parking. A further set of double gates lead through to the driveway, providing space for 2 vehicles leading to the detached garage. The gardens to the front and side are enclosed by a combination of block and brick walling. There are mature lawned and planted areas including a wisteria and various mature shrubs and bushes. Adjacent to the garage is a timber shed and located behind is a further small section of garden with a stone built storage shed. Accessed from the kitchen and dining room is a walled enclosed lawned rear garden.

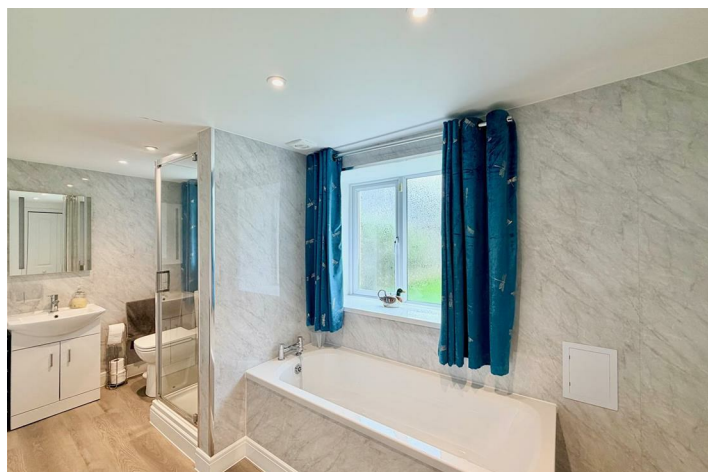
## GARAGE

16'5" x 16'4" (5.01 x 4.98)

Electric roller door. Power and lighting.

## COUNCIL TAX

Plymouth City Council  
Council tax band E



## Road Map



## Hybrid Map

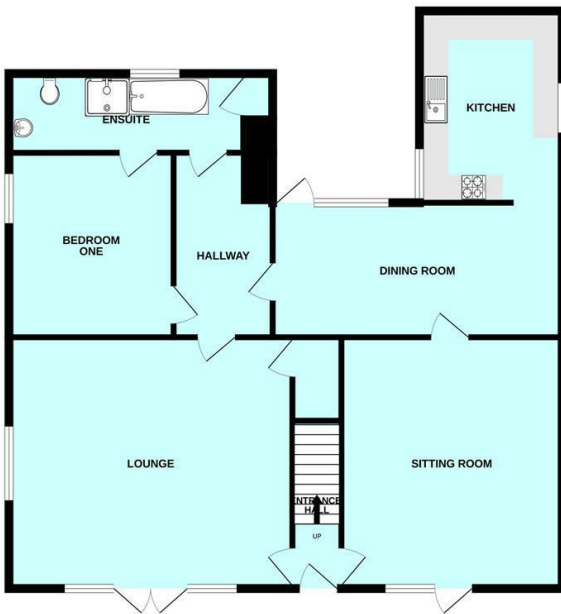


## Terrain Map

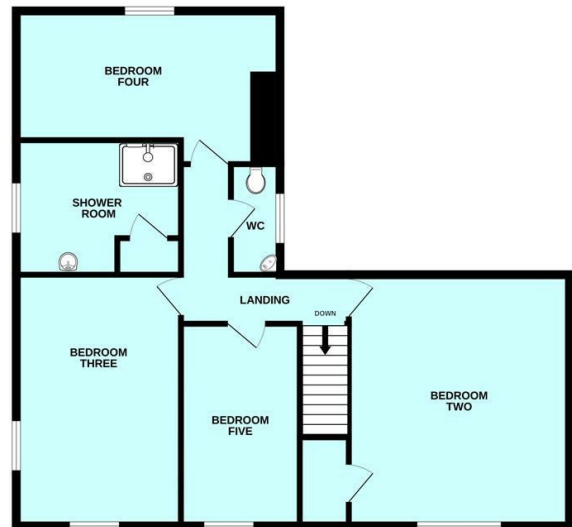


## Floor Plan

GROUND FLOOR



1ST FLOOR

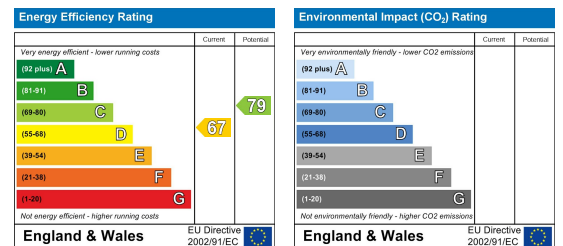


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## Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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