Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



42 Marina Road

West Park, Plymouth, PL5 2NP

Offers Over £220,000

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An older-style bay-fronted semi-detached house in a nice position being sold with no onward chain enjoying a southerly-facing rear garden & nice views. The accommodation briefly comprises an entrance hall, kitchen, open-plan dual aspect living room, rear porch, 3 bedrooms & a bathroom. Externally there is a shared driveway, garage & front and rear gardens. Double-glazing & central heating.







MARINA ROAD, PLYMOUTH, PL5 2NP

ACCOMMODATION
Front door opening into the hall.

ENTRANCE HALL 9'3 x 7'5 (2.82m x 2.26m)
Doors providing access to the ground floor accommodation. Staircase rising to the first floor. Under-stairs cupboard.

LIVING ROOM 21'6 x 11' (6.55m x 3.35m)
Bay window to the front elevation. French doors to the rear elevation overlooking and opening onto the garden. Fireplace.

KITCHEN 7'9 x 7'3 (2.36m x 2.21m)
Fitted with base and wall-mounted cabinets with work surfaces and tiled splash-backs. Inset one-&-a-half bowl single drainer sink unit. Built-in oven and hob. Built-in fridge. Doorway providing access to a rear porch.

REAR PORCH 6'2 x 4' (1.88m x 1.22m)
Tiled floor. Windows to 2 elevations with views over the garden. Doorway leading to outside.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 11'7 x 11' (3.53m x 3.35m)
Bay window to the front elevation with lovely views towards woodland. Built-in wardrobes.

BEDROOM TWO 10'11 x 9'8 (3.33m x 2.95m)
Window to the rear elevation overlooking the garden. Cupboard housing the Worcester gas boiler.

BEDROOM THREE 7'5 x 6'11 (2.26m x 2.11m)
Window to the front elevation with nice views.

BATHROOM 7'4 x 5'2 (2.24m x 1.57m)
Comprising a bath with a mixer tap shower, wc and pedestal basin. Partly-tiled walls. Obscured window with a fitted blind to the rear elevation.

GARAGE
Timber double doors to the front elevation.

OUTSIDE
To the front is a shared driveway and a garden laid to lawn. The rear garden is also laid to lawn together with paved patio areas and mature shrubs. A side access gate leads to the driveway.

COUNCIL TAX
Plymouth City Council
Council tax band B

Area Map

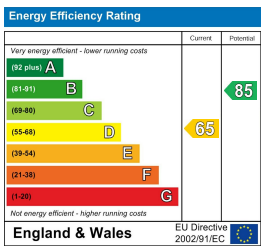


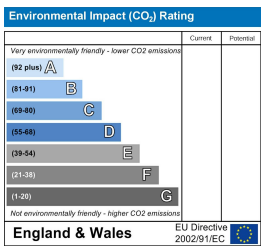
Floor Plans





Energy Efficiency Graph





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