



## 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.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

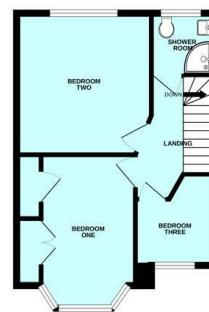
### Area Map



### Floor Plans



1ST FLOOR



### Energy Efficiency Graph

