Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

# 5 Gower Ridge Road

## Plymstock, Plymouth, PL9 9DR

**Price Guide £300,000**

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A wonderful opportunity to purchase a detached property offering great potential for development within central Plymstock being sold with no onward chain. It has a good-sized plot with a generous garden, garage & drive. The accommodation comprises 2 reception rooms, kitchen, 3 bedrooms and bathroom. Within the cellar, there is a bathroom and further room as well as cellar storage. The property benefits from double-glazing & gas-fired central heating.

## GOWER RIDGE ROAD, PLYMSTOCK, PL9 9DR

### ACCOMMODATION
Obscured glazed entrance door leading into the entrance hall.

### ENTRANCE HALL
Providing access to the accommodation. Loft hatch with loft ladder leading to a generous-sized open loft space, ideal for further development subject to the necessary planning and building regulations.

### LOUNGE 12'8" x 11'10" (3.87 x 3.62)
Tiled fireplace and hearth. Windows to the front and side elevations.

### DINING ROOM 11'9" x 8'7" (3.60 x 2.64)
Built-in storage cupboards. Window to the side elevation.

### KITCHEN 8'9" x 8'2" incl kitchen units (2.69 x 2.49 incl kitchen units)
Range of matching eye-level and base units with rolled-edge work surfaces. Inset sink unit. Space for an electric cooker. Space for an under-counter fridge. Windows to the side and rear elevations. Stable-style door providing access to steps which lead down to the rear garden.

### BEDROOM ONE 12'0" x 11'10" (3.67 x 3.62)
Window to the rear elevation.

### BEDROOM TWO 11'10" x 10'7" (3.62 x 3.25)
Window to the side elevation.

### BEDROOM THREE 8'9" x 7'10" (2.67 x 2.39)
Window to the front elevation.

### BATHROOM 5'6" x 9'3" (1.69 x 2.82)
3 piece bathroom comprising a bath, pedestal wash basin and a low level toilet. Obscured glazed window to the rear elevation.

### CELLAR
Accessed from a side door and leading into a small lobby area, with a door and opening into the storage and crawl space. Door to the side leading into the bathroom.

### CELLAR BATHROOM 8'11" x 5'0" (2.73 x 1.54 )
Comprising a bath with a shower unit and spray attachment over, sink unit and a high level toilet. Window to the side elevation.

### CELLAR AREA 18'6" x 11'11" at widest points (5.65 x 3.65 at widest points)
Window to the rear elevation. Work surface with a sink unit.

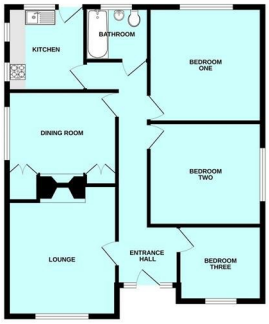
### OUTSIDE
A drive to the side of the property provides parking and leads to the detached garage. An opening between the garage and the property leads down to the rear garden. The rear garden is enclosed and has been mainly laid to lawn. The garden is a good-sized and offers great potential for further development and use.

### COUNCIL TAX
Plymouth City Council
Council tax band D

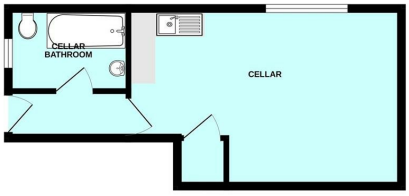
## Area Map

## Floor Plans

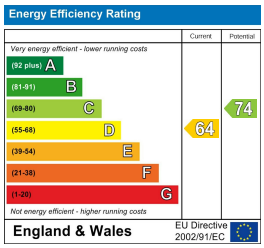
GROUND FLOOR

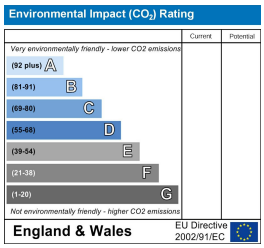



BASEMENT




## Energy Efficiency Graph

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