Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

138 Efford Road

Efford, Plymouth, PL3 6NQ

Guide Price £190,000

3 | 1 | 2 | D

GUIDE PRICE £190,000 - £200,000. A substantial ex local authority built end-terrace of 4 two storey house being sold vacant with no onward chain. Standing on a generous-sized plot with landscaped terraced front garden, wide side access & long south-westerly facing enclosed rear garden with 3 garden sheds & greenhouse. The benefit of uPVC double-glazing, gas central heating & 2 year old boiler. The accommodation comprises a porch, hall, lounge, separate dining room, fully functioning kitchen, 3 bedrooms, fully functioning bathroom & separate wc.

EFFORD ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6NQ

GUIDE PRICE £190,000 - £200,000

LOCATION
Found in this residential area of Efford, close to Efford shops & with a good variety of other local services & amenities to hand.

ACCOMMODATION

GROUND FLOOR

PORCH 3'7 x 1'10 (1.09m x 0.56m)

HALL 13'2 x 5'11 (4.01m x 1.80m)
Staircase rises to the first floor. Under-stairs cupboard.

LOUNGE 13'3 x 12'9 overall (4.04m x 3.89m overall)
Window to the front.

DINING ROOM 10'2 x 8'10 (3.10m x 2.69m)
Window to the rear.

KITCHEN 10'3 x 9'7 (3.12m x 2.92m)
Window to the rear. Side entrance door.

FIRST FLOOR

BEDROOM ONE 13'3 x 11'1 maximum (4.04m x 3.38m maximum)
Window to the front with great views.

BEDROOM TWO 11'3 x 10'2 (3.43m x 3.10m)
Window to the rear with great views.

BEDROOM THREE 8'4 x 8'2 (2.54m x 2.49m)
Window to the front with great views.

BATHROOM 7'4 x 5'9 (2.24m x 1.75m)
Bath & wash hand basin. Cupboard housing the Biasi gas fired boiler servicing the central heating & domestic hot water.

WC 4'3 x 2'6 (1.30m x 0.76m)
WC.

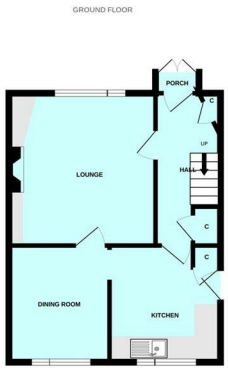
EXTERNALLY
Front garden. Side area. Rear garden with 3 garden stores & greenhouse.

COUNCIL TAX
Plymouth City Council
Council Tax Band: B

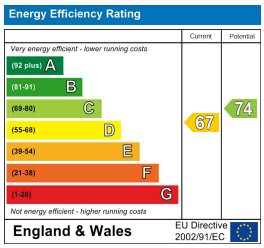
SERVICES PLYMOUTH
The property is connected to all the mains services: gas, electricity, water and drainage.

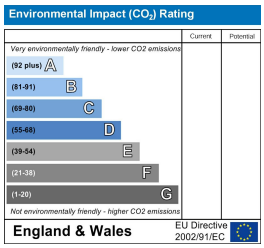
Area Map

Floor Plans



Energy Efficiency Graph





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.

10 - 12 Eggbuckland Road, Plymouth, Devon, PL3 5HE
Tel: 01752 664125 | Email: plymouth@julianmarks.co.uk | www.julianmarks.co.uk