



## 45 Salcombe Road

Lipson, Plymouth, PL4 7NF

**Offers Over £300,000**



A great-sized end-terrace family home that offers flexible living accommodation over 3 floors & with a garage. The accommodation comprises an entrance hall, lounge, dining room & bedroom 4/study on the entrance floor. There is a cloakroom, kitchen/breakfast room & games room/bedroom 5 on the lower ground floor. On the first floor is 3 bedrooms, wc & a family bathroom. To the rear is an enclosed garden providing a great space to entertain in & courtesy access into the garage.





SALCOMBE ROAD, MUTLEY, PLYMOUTH, PL4 7NF

ACCOMMODATION

Entrance via a hardwood door with obscured glazed panels opens up into the vestibule.

VESTIBULE 5'7" x 2'10" (1.72 x 0.87)

Tiled floor. Dado rail. Wooden doors with obscured glazed panels opens up into the entrance hall.

ENTRANCE HALL 13'10" x 5'8" (4.22 x 1.74)

Staircase rising to the first floor landing. Dado rail. Doors leading off through to the lounge, dining room, bedroom 4 & a door opening to a staircase leading down to the lower ground floor.

LOUNGE 16'10" x 12'2" (5.14 x 3.72)

A feature fireplace with a wooden mantle & surround with tiled inset. uPVC double-glazed bay window to the front. Covings & picture rail. Twin sliding wooden doors which open up between the lounge & dining room.

DINING ROOM 12'11" x 12'9" plus bay (3.96 x 3.91 plus bay)

uPVC double-glazed bay window to the rear giving distant views over Plymouth. Picture rail.

BEDROOM FOUR

uPVC double-glazed window to the rear with distant views over Plymouth. Fitted wardrobe with hanging rail & shelving.

LOWER GROUND FLOOR 10'0" x 5'8" (3.06 x 1.75)

Open under storage area. Door leading off to the cloakroom & also into bedroom 5/games room. Entrance into the kitchen/diner.

CLOAKROOM 5'1" x 2'6" (1.56 x 0.78)

Matching suite of close coupled wc, wall mounted wash hand basin with a tiled splash-back. Tiled floor, ceiling spotlights & extractor fan.

BEDROOM FIVE/GAMES ROOM 16'3" x 11'5" max (4.97 x 3.49 max)

uPVC double-glazed bay windows to the front. Picture rail.

KITCHEN/DINER 15'1" x 12'5" (4.61 x 3.79)

Attractive matching base & wall mounted units to include spaces for: cooker, upright fridge/freezer & separate fridge. Roll edge laminate work surfaces have inset stainless steel sink unit with tiled splash-back. Wall mounted Vaillant boiler. Fitted storage cupboards running along 1 wall containing space & plumbing for a washing machine & tumble dryer, which acts as an airing cupboard with a radiator fitted. Tiled floor. uPVC double-glazed window to the rear & uPVC double-glazed door opens up out into the rear garden.

FIRST FLOOR LANDING

Doors leading off through to the bedrooms, wc & bathroom. Access hatch to roof void. Dado rail.

BEDROOM ONE 16'5" x 11'5" max (5.02 x 3.49 max)

uPVC double-glazed window to the front. Picture rail.

BEDROOM TWO 13'3" x 10'5" (4.05 x 3.19)

Picture rail. Pedestal wash hand basin. uPVC double-glazed window to the rear with distant views over Plymouth.

BEDROOM THREE 11'8" x 6'5" (3.57 x 1.98)

uPVC double-glazed window to the front.

WC 5'8" x 2'9" (1.73 x 0.86)

Close coupled wc. Tiled floor. Obscured uPVC double-glazed window to the rear.

BATHROOM 9'10" x 4'4" (3.01 x 1.33)

Matching suite of kidney shaped bath with fitted shower over, wash hand basin inset into vanity storage cupboards below & additional fitted storage cupboards. Chrome heated towel rail. Part tiled walls & tiled floor. Obscured uPVC double-glazed window to the rear.

OUTSIDE

The property is approached via a gate giving access to a tiled path, which leads to the front door. Main section of front garden is laid with rockery inset with shrubs & plants.

GARDEN

To the rear an enclosed garden which consists mainly of 2 lawned areas with a wooden access gate opening out onto the side path. A paved path runs through the garden with a flower & shrub border running along one side down to a curtesy door opening up into the garage.

GARAGE 18'0" x 9'0" (5.49 x 2.75)

Electric roller door. Light & power available. Single glazed window to the side.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

SERVICES

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

Area Map

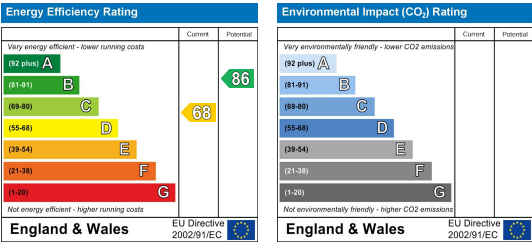


Floor Plans



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Energy Efficiency Graph



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