

13 Park Road

Lower Compton, Plymouth, PL3 5DR

£300,000



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PARK ROAD, LOWER COMPTON, PLYMOUTH, PL3 5DR

LOCATION

Situated in this popular, mature & established residential area of Lower Compton. Tucked away on the high side of this cul-de-sac. Lower Compton provides for a variety of local services & amenities with a great position convenient for access into the city. Close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

6'2 x 3'2 (1.88m x 0.97m)

Tiled floor. Decorative tiled walls. Timber panel part leaded glazed door into;

HALL

Long hallway with useful under-stairs storage cupboards & open area.

LOUNGE

15'5 x 13'8 maximum (4.70m x 4.17m maximum)

Wide bay window to the front. Fireplace with timber surround, cast iron fireback & polished hearth.

DINING ROOM

13'6 x 11' maximum (4.11m x 3.35m maximum)

French doors to the rear garden. Fireplace with timber surround & cast iron fireback.

KITCHEN

9'8 x 9'1 (2.95m x 2.77m)

Real lobby area. New fitted kitchen with window to the rear. Sink & space for dishwasher, 4 ring variable size electric hob with extractor over & electric oven under. Space for an upright fridge/freezer. Range of down lighters & under unit lighting.

FIRST FLOOR

LANDING

BEDROOM TWO

15'5 x 13' maximum (4.70m x 3.96m maximum)

Windows to the front. Range of built-in wardrobe & cupboard storage.

BEDROOM THREE

13' x 11' maximum (3.96m x 3.35m maximum)

Window to the rear.

BATHROOM

10' x 9'1 (3.05m x 2.77m)

Window to the side. White suite comprises bath, wash hand basin & wc. Space & shelving suitable for automatic washing machine with space for tumble-dryer with extractor fan over. Wall mounted

new C30 Imini 2 gas fired boiler servicing the central heating & domestic hot water.

SECOND FLOOR

LANDING

Double doors into;

LOFT STORE

8'2 x 8' (2.49m x 2.44m)

MASTER BEDROOM

24'4 x 10'7 maximum (7.42m x 3.23m maximum)

Window to the rear. Door to;

EN-SUITE SHOWER ROOM

8'3 x 5'4 (2.51m x 1.63m)

Newly fitted with large shower, wc & wash hand basin.

EXTERNALLY

An area of frontage with paving. To the rear a south-westerly facing enclosed walled courtyard garden

with wide decked seating terrace & decorative stone chippings. Raised border with bushes. Pedestrian gate to rear service lane.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

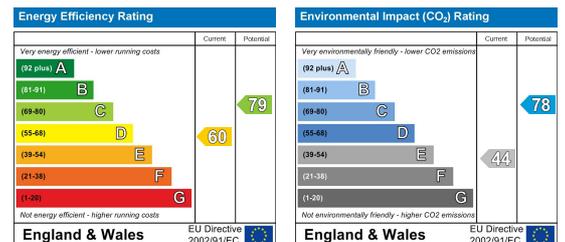


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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