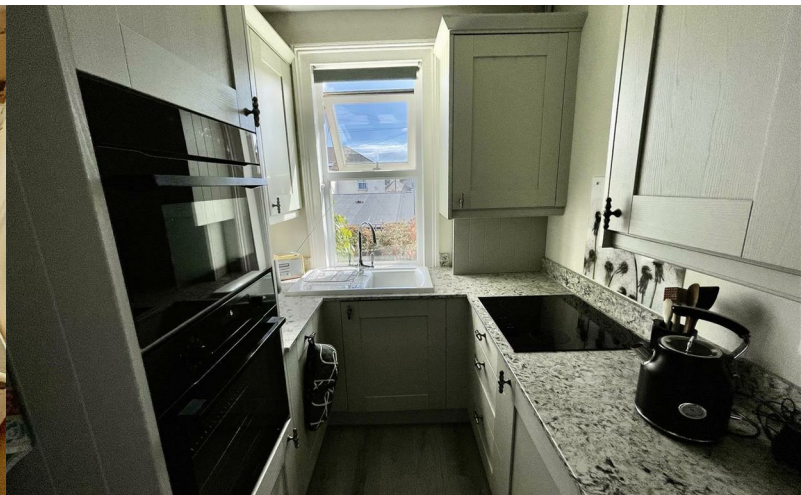




55 Ford Park Road

Mutley, Plymouth, PL4 6NU

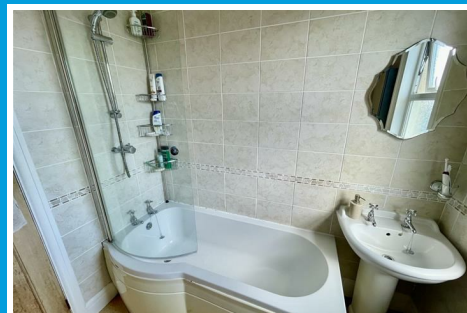
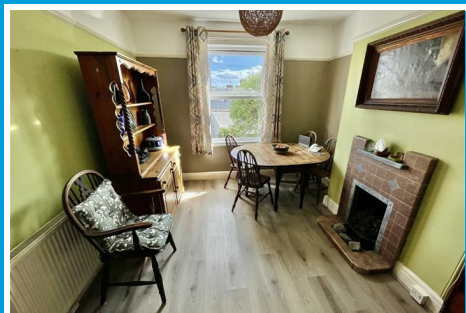
£265,000



55 Ford Park Road

Mutley, Plymouth, PL4 6NU

£265,000



FORD PARK ROAD, MUTLEY, PLYMOUTH, PL4 6NU

SUMMARY

A substantial mid-terraced house which is understood to have been built in the 1930s. Owned by the present owners for over 25 years. Principally laid out over 2 storeys but also has the benefit of a spacious area at lower ground floor, comprising a large workshop/utility room with good head height of around 6'1" minimum and giving access to the garden. A large void to the front with further potential.

On the ground floor, a spacious hall, a good sized front-set lounge with fireplace, a separate dining room & a small quality modern fitted integrated kitchen. At 1st floor level, the landing gives access to 3 bedrooms & a bathroom/wc. At lower ground floor is a large workshop/utility room and a wc.

Externally, a small area of frontage and to the rear, a southerly-facing, enclosed, lawned & walled garden.

LOCATION

Found in this popular established residential area of Mutley, bordering on Peverell, and with a good variety of local services & amenities to hand including those on Mutley Plain & Hyde Park. There is convenient access into the city & close by connections to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

HALL

17'4 x 5'9 overall (5.28m x 1.75m overall)

Staircase rises up to the 1st floor. Door under the stairs gives access to stairs descending to the lower ground floor.

LOUNGE

15'5 x 11' maximum (4.70m x 3.35m maximum)

Wide bay window to the front. Tiled fireplace.

DINING ROOM

12'3 x 10'2 (3.73m x 3.10m)

Window overlooking the rear. Tiled fireplace.

KITCHEN

7'9 x 6'8 (2.36m x 2.03m)

Window to the rear. Modern fitted & integrated kitchen. Range of cupboard & drawer storage including a larder. Integrated appliances include a CDA microwave set over a Zanussi oven, a slimline dishwasher, a contemporary enamel sink, cupboard housing the Worcester Greenstar condensing combination boiler, installed 2022, servicing the central heating & domestic water, CDA 4 ring schott ceran hob & fridge.

FIRST FLOOR LANDING

9'7 x 5'11 (2.92m x 1.80m)

BEDROOM ONE

15'8 x 10'3 (4.78m x 3.12m)

Window to the front with long open views looking across to the cemetery and beyond.

BEDROOM TWO

12'7 x 10'10 (3.84m x 3.30m)

Window to the rear with open views.

BEDROOM THREE

7'10 x 6' (2.39m x 1.83m)

Fitted storage cupboard. Window to the front with similar long views to bedroom 1.

BATHROOM

7'5 x 5'10 (2.26m x 1.78m)

Window to the rear. Suite comprising bath with curved shower screen & thermostatic shower over. Pedestal wash-hand basin. Close coupled wc.

LOWER GROUND FLOOR

WORKSHOP/UTILITY ROOM

24'8 x 15'7 (7.52m x 4.75m)

Window to the rear. Door to back garden. Space & plumbing suitable for automatic washing machine. Storage cupboard. Minimum around 6'1 head height.

WC

3'7 x 2'11 (1.09m x 0.89m)

Window to the rear. Wc. Wash-hand basin.

EXTERNALLY

Set back from the street & pavement by a small front garden. To the rear, a walled & lawned back garden with a variety of shrubs & bushes. Enjoying a good degree of privacy. Pedestrian gate to rear service pathway.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES PLYMOUTH

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



Road Map



Hybrid Map



Terrain Map



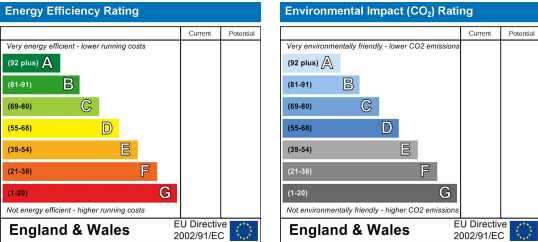
Floor Plan



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



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.