



36 Lowerside

Weston Mill, Plymouth, PL2 2HU

£230,000



A beautifully presented end-terraced family home in Weston Mill. The property has been modernised by the current owners. The accommodation comprises an entrance hall, lounge, open-plan modern kitchen/diner on the ground floor. There are 3 bedrooms, a lovely shower room & a wc on the first floor. There is off-road parking for 2 vehicles to the fore with an EV charger & a good-sized enclosed rear garden.



LOWERSIDE, WESTON MILL, PLYMOUTH, PL2 2HU

ACCOMMODATION

Entrance via a uPVC double-glazed door with obscured glazed panels opens into the entrance hall.

ENTRANCE HALL 11'4" x 5'10" (3.46m x 1.8m)

A light & airy entrance hall with a uPVC double-glazed window to the side. Staircase rising to the first floor landing with under-stairs storage cupboards. Laminate Herringbone style wood flooring. Oak door opening into the kitchen/diner & lounge.

LOUNGE 12'6" x 13'0" plus the bay (3.83m x 3.97m plus the bay)

Feature fireplace with stone hearth mantle & surround with inset living flame gas fire. Covings. uPVC double-glazed bay window to the front.

KITCHEN/DINER 19'4" x 11'6" (5.9m x 3.52m)

Attractive matching base & wall mounted units to include integrated fridge/freezer, twin Belling oven & dishwasher. Space for a washing machine. Incorporated pull-out bins & larder storage cupboards. Roll edge work surface has inset 4 ring gas hob with extractor hood over. Matching up-stands. 1.5 bowl sink unit with mixer tap. uPVC double-glazed window to the rear overlooking the garden. Grey wood effect Herringbone style flooring. Ceiling spotlight. Smart light strip above wall mounted units. Ample space for dining table. uPVC double-glazed window to the side. Contemporary wall mounted upright radiator to one wall. Oak door opens to a storage cupboard. uPVC double-glazed French doors open to the rear garden.

FIRST FLOOR LANDING 7'3" x 7'1" (2.23m x 2.17m)

Access hatch to roof void. Obscured uPVC double-glazed window to the side. Doors leading to the bedrooms, shower room & wc.

BEDROOM ONE 11'10" x 12'6" (3.63m x 3.83m)

To include an array of fitted bedroom furniture, wardrobes, hanging rail & shelving. Further storage cupboards to one wall with matching chest of drawers. Ceiling spotlights. uPVC double-glazed window to the front. Laminate wood flooring.

BEDROOM TWO 11'10" x 10'0" (3.63m x 3.07m)

Door to storage cupboard. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 9'3" x 7'0" maximum (2.84m x 2.15m maximum)

To include a fitted storage cupboard above where the stairwell rises. uPVC double-glazed window to the front.

SHOWER ROOM 6'10" x 5'4" maximum (2.1m x 1.65m maximum)

Matching suite of walk-in shower cubical with twin shower heads both rainfall & handheld. Wash hand basin inset into a white high gloss vanity storage cupboards below. Tiled walls. Chrome heated towel rail. Tiled effect laminate flooring. Obscured uPVC double-glazed window to the rear.

WC 3'11" x 2'5" (1.2m x 0.76m)

Close coupled wc with hidden cistern. Ceiling spotlights. Obscured uPVC double-glazed window to the side. Tiled walls to dado height. Grey wood effect laminate flooring.

OUTSIDE

The property is approached via a paved path which runs down steps toward the front door. Bordered on one side by twin parking bays. Electric vehicle charger.

GARDEN

To the rear a large paved patio seating area. Side access with wooden gate to the front of the property. Wooden shed. Purpose built shed with barbecue area fitted to one end. Steps lead down from the right hand side of the garden towards the lower section, whereby there is a further paved area, which is bordered by stone chippings & raised lawn terraces with inset shrubs & plants.

COUNCIL TAX

Plymouth City Council
Council Tax Band: A

SERVICES

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

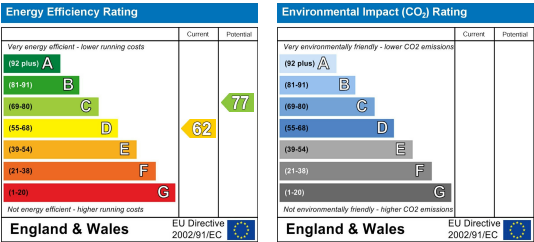
Area Map



Floor Plans



Energy Efficiency Graph



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