



15 Priory Road

Lower Compton, Plymouth, PL3 5EW

Price Guide £170,000



GUIDE PRICE £170,000 - £180,000 A period built mid-terraced house nestled in the sought after area of Lower Compton village retaining some original features and providing well-proportioned accommodation arranged over two storeys with a tiered rear courtyard/garden enjoying a south-westerly aspect.

The property does require some modernisation and redecoration. There is no ongoing chain.



PRIORY ROAD, LOWER COMPTON, PLYMOUTH PL3 5EW

GROUND FLOOR

uPVC double glazed front door leads into:

ENTRANCE PORCH 5'10" x 3'11" (1.78m x 1.19m)

uPVC double glazed window to front aspect, cupboard housing gas meter. Further door leading into:

LIVING ROOM 16'10" x 12'10" (5.13m x 3.91m)

Feature fireplace with pine surround, cast iron inset with decorative tiles and slate hearth. uPVC double glazed window to front elevation. Radiator. Cupboard housing electric meter.

KITCHEN/BREAKFAST ROOM 16'10" x 10'4" (5.13m x 3.15m)

Matching wall and base units with work surfaces over. Electric oven, gas 5 ring hob and extractor over. Stainless steel double bowl sink with mixer tap. There is a washing machine, separate fridge and freezer included. uPVC door leading to rear garden. Stairs rising to the first floor. 'Vaillant' combination boiler approximately 3 years old.

SHOWER ROOM 19'8" x 22'11" x 13'1" x 36'1" (6'7" x 4'11")

Refurbished in 2019. Aqua panelled walls with large walk-in shower, sink set in a vanity unit and wc. uPVC opaque windows to rear and side. Chrome wall mounted radiator.

FIRST FLOOR

LANDING

uPVC large window to rear elevation.

BEDROOM ONE 14' x 10'4" (4.27m x 3.15m)

uPVC double glazed window to rear. Radiator.

BEDROOM TWO 12'11" x 9'4" (3.94m x 2.84m)

uPVC double glazed window to front. Radiator.

BEDROOM THREE 9'7" x 7'3" (2.92m x 2.21m)

uPVC window to front. Radiator.

OUTSIDE

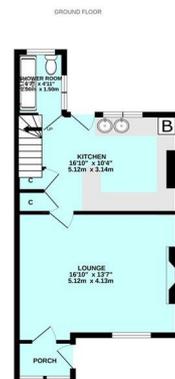
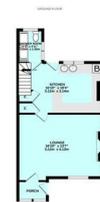
Steps and shared path leads up to the front entrance. Small garden with hedging. To the rear garden are 2 patio areas. The top tier being decked although does require being replaced. The garden enjoys a south westerly aspect.

COUNCIL TAX BAND B

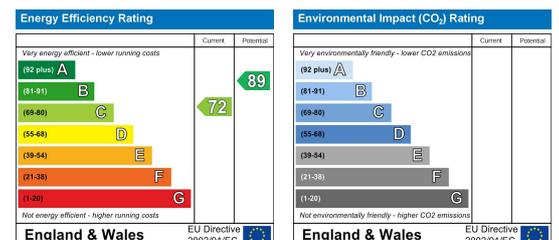
Area Map



Floor Plans



Energy Efficiency Graph



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