Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

55 Ford Park Road

Mutley, Plymouth, PL4 6NU

£260,000

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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.

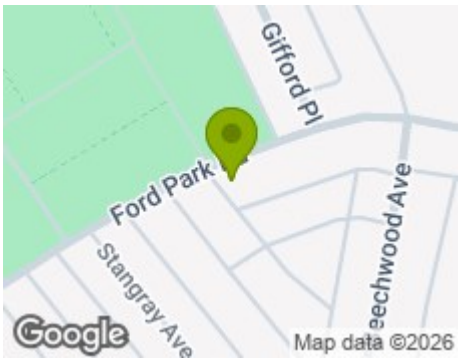
WC
3'7 x 2'11 (1.09m x 0.89m)
Window to the rear. Wc. Wash-hand basin.

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.

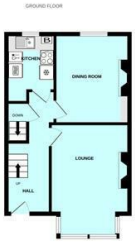
Road Map

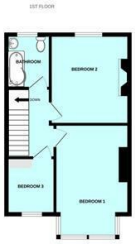


Hybrid Map

Terrain Map

Floor Plan





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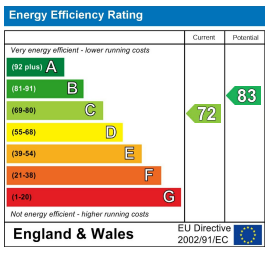
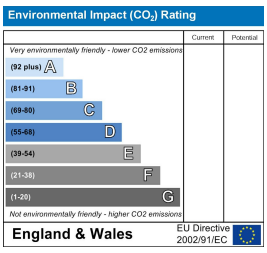
Viewing

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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