Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



24 Valley View Road

Higher Compton, Plymouth, PL3 6QJ

Offers In Excess Of £230,000

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A detached bungalow originally understood to have been built circa 1928, extended circa 1958 with 2 additions to the rear of the property. Now providing a spacious & well proportioned home offering flexibility of layout & usage with 3 bedrooms. The benefit of gas fired central heating, modern Worcester serviced boiler & quality uPVC double-glazing maintained to a good standard.







VALLEY VIEW ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6Q

SUMMARY

The accommodation comprising a hall, useful storage cupboards, with 3 bedrooms. A well appointed modern shower room with wc, wash hand basin & shower with thermostatic mixer control. At the rear a spacious extended lounge/dining room with French doors overlooking & opening to the rear garden. A fireplace with electric fire. Access via an archway into the kitchen which is a good-sized fitted, to the rear with window overlooking the rear garden & side entrance door.

Standing on a good-sized plot with a paved path leading up to the front door through a front garden. Below a single-sized private parking space providing off-street parking. A wide pathway leading down the north side of the property passing an entrance into the useful cellar with reduced head height & housing the Worcester combination boiler servicing the central heating & domestic hot water. A low maintenance front garden & south westerly facing enclosed rear garden enjoying afternoon/evening sunshine.

ACCOMMODATION

HALL 3'4 wide (1.02m wide)

BEDROOM ONE 12'6 x 11'10 maximum (3.81m x 3.61m maximum)
Bay window to the front.

BEDROOM THREE 8'3 x 7'10 (2.51m x 2.39m)
Window to the front.

SHOWER ROOM
Quality modern suite comprising shower, wc & wash hand basin.

LOUNGE/DINING ROOM 18'11 x 11'6 (5.77m x 3.51m)

BEDROOM TWO 12'2 x 9'7 (3.71m x 2.92m)

KITCHEN 12'2 x 10' (3.71m x 3.05m)

CELLAR 3'2 x 8' wide in part (0.97m x 2.44m wide in part)
Here with 5ft 10 inches head height. The wall hung boiler. Openly connected to further underfloor areas with reduced head height.

OUTSIDE
Front & rear gardens. Private parking space.

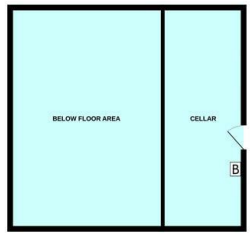
COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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

Area Map

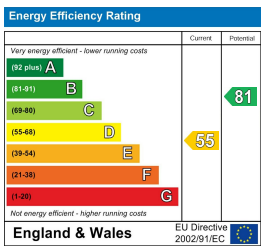


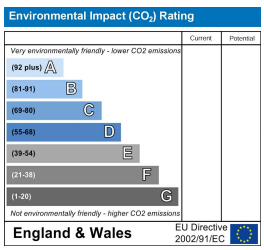
Floor Plans





Energy Efficiency Graph





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