



## 12 Greatfield Road

Higher Compton, Plymouth, PL3 6QQ

**Guide Price £300,000**



GUIDE PRICE £300,000 - £325,000. A spacious detached dormer-style bungalow built circa 1938. In the last 2 years extensively upgraded, improved & refurbished. Well proportioned accommodation laid out over 3 storeys. Ground floor with porch, hall, spacious open-plan lounge/dining room, modern quality fitted kitchen, 2 double bedrooms, bathroom/wc with rear porch. At first floor the 3rd double bedroom. At basement level is a washroom/utility with power lighting, sink & space for washing machine. Housing the Worcester gas fired boiler. The property stands on a rectangular shaped plot with private drive giving access to the garage. A side access pathway from the front garden leading to the low maintenance enclosed rear garden with long views towards Dartmoor.



## GREATFIELD ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6QQ

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### LOCATION

Found in this prime, popular, established residential area of Higher Compton with a good variety of local services & amenities nearby. The position convenient for access into the city and close by connection to major routes in other direction.

### ACCOMMODATION

uPVC double-glazed front door opens into an entrance lobby & further door into the long central hall. A spacious dual aspect lounge/dining room. A bay window with lounge to the front and focal feature fireplace. A wide archway to the dining area with window to the side. Spacious master bedroom to the front with bay window. A second good-sized double bedroom with window to the rear & long views. Fitted integrated kitchen with sink, Zanussi dishwasher, Neff microwave & 4 ring gas hob with AG extractor hood over & Zanussi automatic washing machine. A generous-sized inner hall with storage cupboard & staircase rising to the first floor & access to the family bathroom with white suite including wc, wash hand basin & bath.

At first floor level a spacious double bedroom.

Access from the outside rear, with reduced head height leading to the spacious washroom/utility, located in the basement, with sink & housing the Worcester gas boiler. An access doorway into further under floor areas.

The property has off-street parking on a private drive which gives access to the garage set to the side. A front garden with side access & to the rear a low maintenance enclosed rear garden.

### ENTRANCE LOBBY

### HALL

LOUNGE 13'5 x 11'9 (4.09m x 3.58m)

DINING ROOM 11'8 x 6'11 (3.56m x 2.11m)

KITCHEN 10'5 x 9'4 max (3.18m x 2.84m max)

BEDROOM ONE 13'5 x 11'10 max (4.09m x 3.61m max)

BEDROOM TWO 11'7 x 9'5 (3.53m x 2.87m)

INNER HALL 11'10 x 6'11 (3.61m x 2.11m)

BATHROOM 9'1 x 4'3 (2.77m x 1.30m)

### FIRST FLOOR

BEDROOM THREE 16'6 x 16' max (5.03m x 4.88m max)

### LOWER GROUND FLOOR

WASHROOM/UTILITY 22'9 x 7'10 max in part 6' wide (6.93m x 2.39m max in part 1.83m wide)

GARAGE 14'4 x 7'7 (4.37m x 2.31m)

### COUNCIL TAX

Plymouth City Council

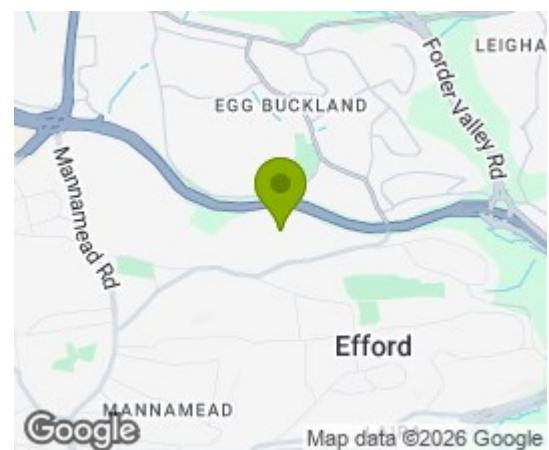
Council Tax Band: D

### SERVICES

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

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.

### Area Map



### Floor Plans



### Energy Efficiency Graph

