



## 52 Dartmeet Avenue

Higher Compton, Plymouth, PL3 6NR

**Guide Price £290,000**



GUIDE PRICE £290,000 - £295,000. A two storey house built circa 1977 standing on a large triangular plot with off-street parking on a private drive & within the large attached garage. The property has been looked after & maintained well with the benefit of uPVC double-glazed windows & gas central heating. The accommodation comprises a porch, hall, good-sized lounge, spacious open-plan light & airy fitted kitchen/dining room, 3 bedrooms, 2 being good-sized doubles & a well appointed spacious family bathroom/wc. To the rear a landscaped enclosed garden.



DARTMEET AVENUE, HIGHER COMPTON, PLYMOUTH, PL3 6NR

GUIDE PRICE £290,000 - £295,000

### SUMMARY

A two storey house built circa 1977 standing on a large triangular plot with off-street parking on a private drive & within the large attached garage. The property has been looked after & maintained well with the benefit of uPVC double-glazed windows & gas central heating. The accommodation comprises a porch, hall, good-sized lounge, spacious open-plan light & airy fitted kitchen/dining room, 3 bedrooms, 2 being good-sized doubles & a well appointed spacious family bathroom/wc. To the rear a landscaped enclosed garden.

### LOCATION

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

### ACCOMMODATION

A two storey house built circa 1977 & owned by family from new. Well presented, looked after & maintained to a high standard, which has been upgraded & improved with replacement Worcester boiler & bathroom refurbished this year. A porch with storage cupboards & meters, a hall, good-sized front set lounge & to the rear a generous-sized open-plan kitchen/dining room. In the kitchen a cupboard housing the Worcester boiler which services the central heating & domestic hot water. Spaces for a tumble dryer, washing machine, fridge & cooker. The dining room with French doors to the rear garden.

At first floor level a landing with airing cupboard which has storage space & access to 3 bedrooms, 2 being generous-sized doubles, the 3rd with a large storage cupboard over the stairs. A well appointed modern fitted family bathroom with bath, wc, wash hand basin & separate shower.

The property stands on a relatively large roughly triangular shaped plot, widest at the front & narrowing towards the rear. A private drive with excellent off-street parking giving access to a large attached garage to the side, which has power. Gardens to the front & good-sized enclosed landscaped gardens to the side & rear with wide patios, lawns & outside shed. Accessed from the rear is an additional private parking space.

Overall the plot offering good potential with space to build a larger garage, possibility to build an annexe or even a separate dwelling, subject to any necessary consent or approval.

### GROUND FLOOR

OPEN PORCH 5'10 x 2'4 (1.78m x 0.71m)

HALL 13' x 6'1 (3.96m x 1.85m)

LOUNGE 11'10 x 11'4 (3.61m x 3.45m)

KITCHEN/DINING ROOM 17'10 x 11'7 overall (5.44m x 3.53m overall)

### FIRST FLOOR

#### LANDING

BEDROOM ONE 11'7 x 9'9 (3.53m x 2.97m)

BEDROOM TWO 13'11 x 8'10 in part 11'8 maximum (4.24m x 2.69m in part 3.56m maximum)

BEDROOM THREE 9'8 x 6' overall (2.95m x 1.83m overall)

BATHROOM 8'10 x 5'8 (2.69m x 1.73m)

GARAGE 17'11 x 10'4 approximate internal measurement (5.46m x 3.15m approximate internal measurement)

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

### SERVICES PLYMOUTH

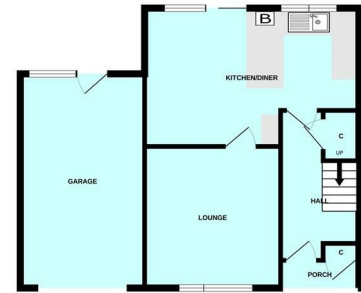
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



## Floor Plans

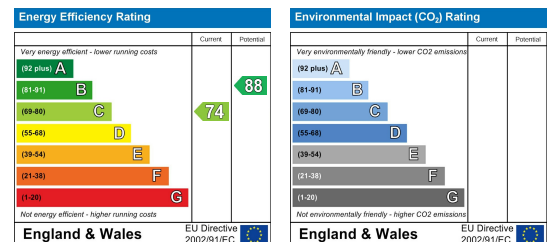
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.