



## 4 Priory Lawn Terrace

Lower Compton, Plymouth, PL3 5EA

**Asking Price £200,000**



A period terraced property tucked away in a cul-de-sac position in Lower Compton being sold with no onward chain. The accommodation comprises a lounge, kitchen/diner, 2 double bedrooms & a bathroom. There is an enclosed south-westerly facing garden to the rear.



PRIORY LAWN TERRACE, LOWER COMPTON, PLYMOUTH, PL3

ACCOMMODATION

Entrance via a wooden door with obscured glazed panel opens into the lounge.

LOUNGE 14'2" x 13'4" into the bay (4.34m x 4.08m into the bay)

Feature fireplace with a cast iron mantle & surround, decorative tiled inset & slate hearth. uPVC double-glazed bay window to the front. Staircase rising to the first floor landing. A wooden door with glazed panels opens into the kitchen/diner.

KITCHEN/DINER 13'8" x 12'5" (4.17m x 3.8m )

Matching base units with roll edge laminate work surface. Space for a cooker, washing machine & fridge. Ceramic sink unit with mixer tap. Tiled splash-back. Wall mounted Vokera combination boiler. uPVC double-glazed window to the rear. Tiled effect vinyl flooring. Doors to twin storage cupboards. Further shelved storage cupboard. Feature fireplace with wood mantle & surround, with inset decorative tiles & old original cast iron stove (not operational). Door opens to the inner hallway.

INNER HALLWAY 5'4" x 2'8" (1.65m x 0.83m)

uPVC double-glazed door opens to the garden. Further door to a shelved cupboard. Door into the bathroom.

BATHROOM 7'2" x 5'9" (2.19m x 1.76m )

Matching suite of panelled bath with electric Triton shower over, close coupled wc & pedestal wash hand basin. Tiled walls. Obscured uPVC double-glazed window to the side.

FIRST FLOOR LANDING

Access hatch to roof void. Doors leading on either side to the bedrooms.

BEDROOM ONE 13'8" x 12'4" plus the alcove (4.17m x 3.78m plus the alcove)

Large uPVC double-glazed window to the front.

BEDROOM TWO 12'4" x 13'8" plus the alcove (3.78m x 4.19m plus the alcove)

uPVC double-glazed window to the rear overlooking the garden.

OUTSIDE

The property is approached via a paved path which leads to the front door.

GARDEN

To the rear an enclosed south-westerly facing garden which consists of a paved patio seating area with a flower bed & shrub border running along the boundaries. Door to an outside purpose built storage shed.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

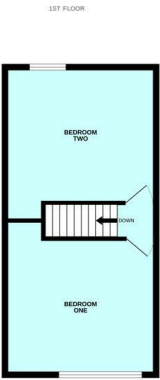
SERVICES PLYMOUTH

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

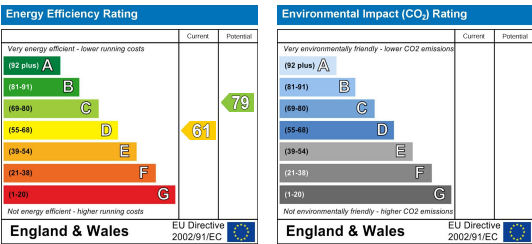
Area Map



Floor Plans



Energy Efficiency Graph



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