



**105 Milehouse Road  
Milehouse, Plymouth, PL3 4AE**

**Offers Over £500,000**



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### MILEHOUSE ROAD, MILEHOUSE, PLYMOUTH, PL3 4AE

#### ACCOMMODATION

Entrance via a wooden door which opens into the vestibule.

#### VESTIBULE

**4'7" x 4'4" (1.42 x 1.34)**

Decorative tiled floor. Wood panelling to dado height with decorative tiles to either side. Covings. Wall murals. Wooden door with obscured glazed panels opens to the entrance hall.

#### ENTRANCE HALL

**27'5" x 6'10" narrowing to 4'9" (8.36 x 2.1 narrowing to 1.45)**

Exposed wooden floor boards. Covings. Dado rail. Doors leading to the lounge & dining room. Staircase leading to the half landing & first floor, also descending down to the inner hallway. Picture rail.

#### LOUNGE

**17'2" x 14'10" plus the bay (5.24 x 4.54 plus the bay)**

Feature marble fireplace with mantle, hearth & surround. uPVC double-glazed bay window to the front with fitted blinds. Picture rail. Covings. Ceiling rose. Exposed wooden floor boards. Twin original sliding wooden doors open into the dining room.

#### DINING ROOM

**14'6" x 14'6" (4.46 x 4.43)**

Exposed wooden floor boards. Picture rail. Covings. uPVC double-glazed French doors open to the decked seating terrace.

#### INNER HALLWAY

**9'1" x 7'0" (2.78 x 2.15)**

Grey wood effect laminate flooring. Doors leading to the cloakroom, kitchen/breakfast room, utility & airing cupboard which houses a hot water cylinder & pressured tank. Dado rail.

#### CLOAKROOM

**5'6" x 2'10" (1.7 x 0.87)**

Matching suite of close coupled wc. Wall mounted wash hand basin. Tiled walls. Chrome heated towel rail. Obscured uPVC double-glazed window to the side. Tiled floor.

#### UTILITY

**6'0" x 4'11" (1.84 x 1.52)**

Roll edge laminate work surface has space under for washing machine & tumble dryer. uPVC double-glazed window to the side. Wall mounted Worcester boiler. Grey wood effect laminate flooring.

#### KITCHEN/BREAKFAST ROOM

**23'5" x 12'9" (7.14m x 3.89m)**

Attractive matching base & wall mounted units to include Bosch double fitted oven & dishwasher. Space for an upright fridge/freezer. Square edge laminate work surfaces have inset 1.5 bowl sink unit with matching splash backs & a 4 ring Bosch induction hob with stainless steel filter hood over. Ceiling spotlights. Central island acting as a breakfast bar seating area. Wall mounted contemporary upright radiator. Two uPVC double-glazed windows to the side & one to the rear. uPVC double-glazed French doors open to the rear garden. Grey wood effect laminate flooring. Twin fitted storage cupboards to both chimney breast recesses.

#### HALF LANDING

Dado rail. Staircase rising to the first floor landing. Access hatch to roof void. Door into the bathroom & guest suite.

#### BATHROOM

**12'2" x 8'3" maximum (3.71 x 2.52 maximum)**

Matching suite of free standing contemporary bath with waterfall tap, twin shower cubical with dual shower heads both rainfall & handheld, close coupled wc & pedestal wash hand basin. Part-tiled walls. Tiled floor. Ceiling spotlights. Extractor fan. Two obscured uPVC double-glazed windows to the side. Heated towel rail. Wall mounted contemporary upright radiator.

#### GUEST SUITE

##### INNER HALLWAY

**8'9" x 4'1" (2.69 x 1.25)**

Doors leading to the shower room & bedroom.

## SHOWER ROOM

8'3" x 4'5" (2.54 x 1.35)

Matching suite of fitted shower cubical, close coupled wc & pedestal wash hand basin. Heated towel rail. Part-tiled walls. Tiled floor. Obscured uPVC double-glazed window to the side. Extractor fan. Ceiling spotlights.

## BEDROOM THREE

14'8" narrowing to 12'7" x 12'9" maximum (4.48 narrowing to 3.85 x 3.91 maximum)

A dual aspect room with uPVC double-glazed window to the side & rear. Door to a fitted storage cupboard. Ceiling spotlights.

## FIRST FLOOR LANDING

Doors leading to bedrooms 1, 2 & 4. Access hatch to roof void. Fitted storage cupboards. Picture rail. Dado rail.

## BEDROOM ONE

20'7" x 13'5" maximum (6.27m x 4.09m maximum)

uPVC double-glazed bay window to the front with fitted shutters. Picture rail. Covings.

## BEDROOM TWO

13'7" x 13'1" (4.16 x 3.99)

uPVC double-glazed window to the rear. Picture rail. Door to storage cupboard.

## BEDROOM FOUR

13'1" x 7'9" (3.99 x 2.37)

uPVC double-glazed window to the front with fitted shutters. Covings. Picture rail.

## OUTSIDE

The property is approached via a resin footpath which leads up to the front door & runs along the front side of the property. The main garden is laid to lawn with a shrub & hedge border with inset shrubs & plants.

## GARDEN

To the rear an enclosed south facing garden with raised decked seating area. A paved path runs through the garden which is bordered with a couple of flowerbeds with inset shrubs & plants towards a rear patio seating area. Corner flowerbed. Steps leading up to the garage. Courtesy gate out to the lane. Door into the garage.

## GARAGE

18'1" x 14'11" maximum (5.52 x 4.55 maximum)

Electric up & over door. uPVC double-glazed window to the side & rear. Light & power available.

## AGENT'S NOTE

In accordance with the 1979 Estate Agency Act we hereby notify that the owner of the property is a relative of a member of staff at Julian Marks Estate Agents.

## 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.



## Road Map



## Hybrid Map



## Terrain Map



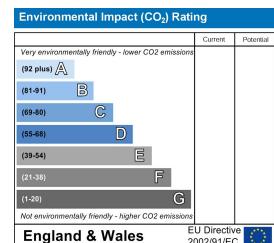
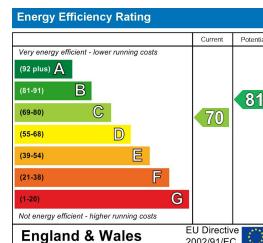
## Floor Plan



## 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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