



### 3 The Retreat

Higher Compton, Plymouth, PL3 6QH

£215,000



A detached bungalow understood to have been built in 1938 & owned by the present owner for many years, looked after, upgraded & improved. Having the benefit of gas central heating with modern gas boiler & uPVC double-glazing. The accommodation comprises a porch, central hall, lounge with fireplace, fitted kitchen/breakfast room, 2 double bedrooms, office/bedroom 3, separate dining room/bedroom 4 & modern shower room/wc. Externally there is off-street parking & landscaped rear garden.



## THE RETREAT, HIGHER COMPTON, PLYMOUTH, PL3 6QH

### LOCATION

Found in this short, relatively quiet cul-de-sac located in the popular area of Higher Compton which provides for a variety of local services & amenities nearby. The position convenient for access into the city & close by connection to major routes in other directions.

### ACCOMMODATION

The property has a private off-street parking bay & two sets of stepped paths with resin anti-slip cover lead up to the property. A terraced front garden & pathway to the side with gate opening to the rear. At the back, a good-sized southerly facing terraced landscaped garden.

Accommodation with entrance lobby giving access through the central hall & doors to all rooms. A good-sized front set lounge with fireplace, separate dining room which potentially could be a bedroom, 2 good-sized double bedrooms, both with quality fitted furniture including cupboards & wardrobes. An office/bedroom 3 with cupboard housing the Worcester MT10 gas fired boiler which services the central heating & domestic hot water. At the rear with outlook to the back garden is the fitted kitchen/breakfast room & with 1.5 bowl sink unit, free standing appliances including Bosch dishwasher & Canon oven with extractor hood over. A modern fitted shower room with shower, wc & wash hand basin.

**ENTRANCE LOBBY 3'2 x 3' (0.97m x 0.91m)**

**HALL 3'2 wide (0.97m wide)**

**LOUNGE 12'7 maximum x 11'8 (3.84m maximum x 3.56m)**

**DINING ROOM 11'8 x 6'5 (3.56m x 1.96m)**

**KITCHEN/BREAKFAST ROOM 11' x 7'1 (3.35m x 2.16m )**

**BEDROOM ONE 12'7 x 11'8 maximum (3.84m x 3.56m maximum)**

**BEDROOM TWO 10'6 x 10'5 (3.20m x 3.18m)**

**OFFICE/BEDROOM THREE 11'8 x 6'5 (3.56m x 1.96m)**

**SHOWER ROOM**

**EXTERNALLY**

**PRIVATE OFF-STREET PARKING**

**FRONT GARDEN**

**SOUTHERLY FACING TERRACED REAR GARDEN**

### COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

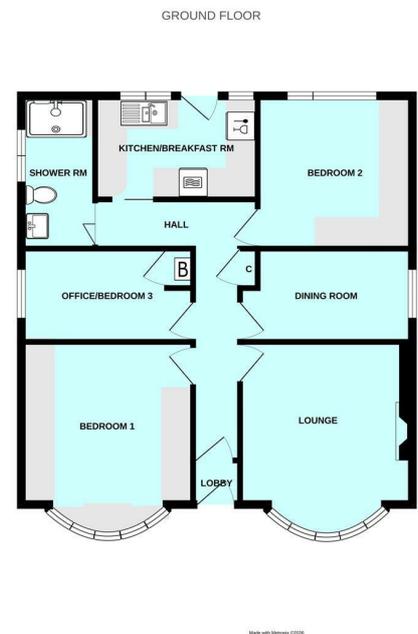
### SERVICES PLYMOUTH

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

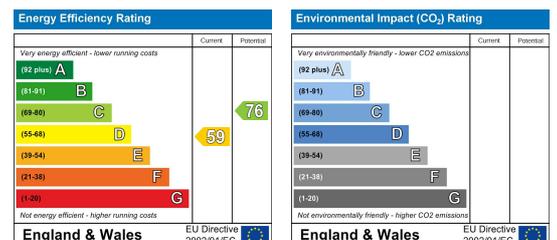
### Area Map



### Floor Plans



### Energy Efficiency Graph



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