



## 119 Alma Road

Milehouse, Plymouth, PL3 4HG

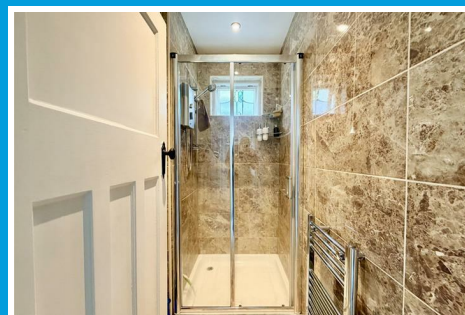
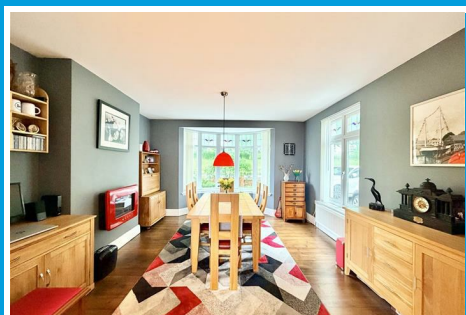
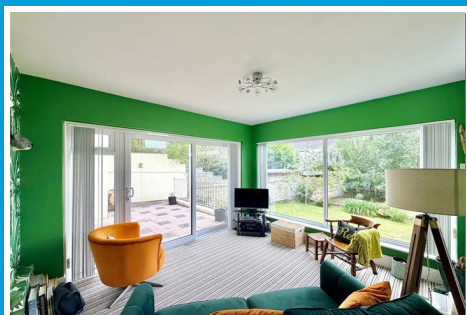
Offers Over £450,000



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## ALMA ROAD, MILEHOUSE, PLYMOUTH, PL3 4HG ACCOMMODATION

### ENTRANCE

16'6" x 6'5" (5.05m x 1.97m)

Entrance via a composite front door with obscured glazed leaded light panel with stained-glass which opens up into the entrance hall. Single-glazed level light stained-glass window to the front. Staircase rising to the first floor landing. Steps down into the garden room. A fitted storage cupboard underneath the stairs. Double doors to a further cupboard that can house a tumble dryer. Doors leading off into the lounge/garden room & kitchen/diner which has been opened up to be an open-plan room.

### LOUNGE

16'8" x 12'11" into the bay (5.1m x 3.96m into the bay )

Dual aspect room with uPVC double-glazed curved bay window to front. uPVC double-glazed window to the rear which overlooks the garden. Remote controlled, living flame glass-fronted gas fire which is inset into the chimney breast.

### GARDEN ROOM

11'11" x 10'10" (3.65m x 3.32m )

Dual aspect room with uPVC double-glazed window to the side. uPVC sliding patio door opening up onto the patio which overlooks the garden. Further uPVC door opens up on the right-hand side opens up onto the garden.

### KITCHEN

13'5" x 12'0" (4.09m x 3.66m )

Matching base & wall-mounted units to include twin fitted oven, an integrated dishwasher, an integrated fridge & freezer, integrated washing machine. Roll-edge work surfaces. Inset 4 ring hob with stainless steel hood. Breakfast bar. 1.5 bowl sink unit with a mixer tap. uPVC double-glazed window to the rear overlooking the garden. Exposed wooden floorboards. Contemporary upright radiator. Wooden door with obscured glazed panel which opens up into the hallway. Square arch opens up into the dining room.

### DINING ROOM

12'10" x 13'5" plus bay (3.93m x 4.1 plus bay)

Dual aspect with curved uPVC double-glazed window to the front and side. Exposed wooden floorboards. Wall-mounted SMEG gas fire.

### INNER HALLWAY

3'3" x 3'0" (1m x 0.92m )

Exposed wooden floorboards. Obscured uPVC double glazed window to the front. Door opening up into wc.

### WC

3'8" x 3'2" (1.12m x 0.98m)

Matching suites of close coupled wc. Wall-mounted wash-hand basin. Part-tiled walls at dado height. Tiled floor. Obscured uPVC double-glazed window to rear.

### HALF LANDING

Staircase leading up to the first floor landing. Door opening up into bedroom 3.

### BEDROOM THREE

11'11" x 11'10" (3.64m x 3.62m )

To include an array of fitted bedroom furniture. Including twin wardrobes, chest of drawers, overhead storage unit & vanity desk. uPVC double-glazed window to rear overlooking the garden.

### FIRST FLOOR LANDING

Wooden single-glazed obscured stained-glass window to front. Doors leading off to the bedrooms, bathroom, shower room & airing cupboard.

### BEDROOM ONE

15'8" x 11'7" max (4.79 x 3.54 max)

Dual aspect. uPVC double glazed curved bay windows to the front & side. Array of fitted bedroom furniture, including wardrobes, overhead storage units & glass-fronted enclosed shelving. Contemporary wall-mounted upright radiator.

## BEDROOM TWO

13'6" x 10'5" plus bay (4.13m x 3.18m plus bay)

Dual aspect. uPVC double-glazed curved bay window to the front. Double-glazed window to the rear, overlooking the garden. An array of fitted bedroom furniture, including fitted wardrobes, overhead storage units & further shelved storage cupboards.

## BATHROOM

9'6" narrowing to 6'5" x 10'2" narrowing to 6'3" (2.9m narrowing to 1.97m x 3.12m narrowing to 1.93m)

Opulent bathroom to include a contemporary bath with central tap & shower attachment. A corner shower cubicle. Close coupled wc. Pedestal wash-hand basin. 2 chrome heated towel rails. Under-floor heating. Ceiling spotlights. Access hatch to roof void. Fitted storage cupboards with shelving. Dual aspect with obscured uPVC double-glazed window to rear & side.

## SHOWER ROOM

6'2" x 3'3" (1.9m x 1m)

Fitted shower cubicle with electric Mira shower. Tiled walls. Tiled floor. Under-floor heating. Chrome heated towel rail. Ceiling spotlights. Wooden obscured leaded light stained-glass window to side.

## OUTSIDE

Approached via a tarmac driveway. Off-road parking for up to 4 vehicles in front of property & single garage. Front garden is partly bricked paved with a shrub & flower bed borders. Rear garden has

paved patio seating area overlooking the lawn. Courtesy door to the rear of the garage. Main section of garden is laid to lawn with a further brick-paved patio towards the rear boundary. Seating area to the right-hand side of the garden. Door to a storage shed. A further door to an outside shed which houses the Worcester boiler. Light & power available. Basement storage (not full head height). Outdoor tap.

## SINGLE GARAGE

19'0" x 8'8" (5.8m x 2.65m)

Roller up & over door. Double-glazed window to rear. Wooden door giving access out into the garden.

## COUNCIL TAX

Plymouth City Council  
Council Tax Band: C

## SERVICES

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

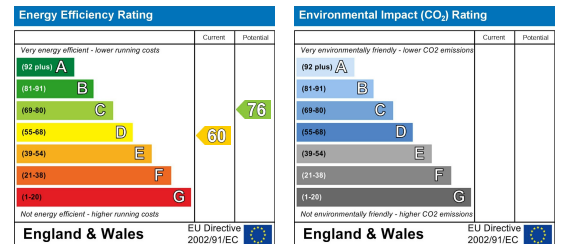


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## Viewing

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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