



46 Powderham Road

Hartley Vale, Plymouth, PL3 5SG

Offers In Excess Of £400,000



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POWDERHAM ROAD, HARTLEY VALE, PLYMOUTH, PL3 5SG

SUMMARY

Circa 1960s built detached extended house with uPVC double-glazing & gas central heating with modern boiler. Standing on a corner plot with wrap around gardens. The accommodation comprises hall, downstairs wc, spacious lounge, dining room, large conservatory, 21ft long fitted kitchen, study/bedroom 4, 3 further bedrooms & shower room/wc. The benefit of parking on a wide private drive with potential to extend house & create more off-street parking. Mature well kept gardens to the front, side & rear.

LOCATION

Found in this popular, residential area of Hartley Vale with a local bus service. Easy access into the city & close by connection to major routes in other directions.

ACCOMMODATION

STORM PORCH

Double-glazed door into the reception hall.

RECEPTION HALL

Access into the attached garage, downstairs wc & into the lounge.

LOUNGE

18'8 x 10'8 overall (5.69m x 3.25m overall)

Two picture windows to the front & focal feature fireplace. Door to;

DINING ROOM

13' x 12' maximum (3.96m x 3.66m maximum)

Doorway to the kitchen. Staircase rises to the first floor. Twin French doors into;

CONSERVATORY

14'2 x 13'5 maximum (4.32m x 4.09m maximum)

Overlooking the rear garden with French doors to the rear.

KITCHEN

21'8 x 7'7 (6.60m x 2.31m)

A good range of cupboard & drawer storage. 1.5 bowl stainless steel sink unit. Integrated appliances include a Hotpoint dual oven/grill, Credaplan 4 ring electric hob with 2 halogen rings. A cupboard housing the mains electric consumer unit & mains gas meter.

STUDY/BEDROOM FOUR

12' x 9'1 floor area plus (3.66m x 2.77m floor area plus)

2ft deep built-in cupboard storage to one end. Window overlooking the rear garden.

WC

Wash hand basin & wc.

FIRST FLOOR

LANDING

Sliding mirror fronted doors to built-in storage cupboards & housing the Navien 2/3 year old gas

boiler servicing the central heating & domestic hot water.

BEDROOM ONE

12'9 x 11'7 maximum (3.89m x 3.53m maximum)

Picture window overlooking the rear garden.

BEDROOM TWO

12' x 10'5 maximum (3.66m x 3.18m maximum)

Picture window to the front.

BEDROOM THREE

8' x 7'9 (2.44m x 2.36m)

Window to the front.

SHOWER ROOM

Shower, wc & wash hand basin.

EXTERNALLY

Wide private drive giving access to the garage at the front. Wrap around gardens to the front & side. Herewith a second drive. Enclosed landscaped

mature rear garden with patio areas & ornamental pond.

GARAGE

21'4 x 8'7 (6.50m x 2.62m)

Up & over door to the front. Pedestrian door to the rear. Plumbing laid on suitable for an automatic washing machine. Space for tumble dryer & other white goods.

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.



Road Map



Hybrid Map



Terrain Map



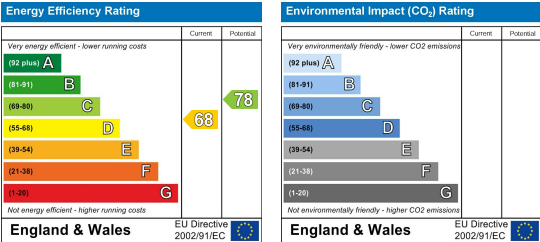
Floor Plan



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



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