



## 28 Priory Road

Lower Compton, Plymouth, PL3 5EW

£275,000



Located in Lower Compton is this mid-terrace 1930s family home over 3 floors. This beautifully presented property offers a porch, entrance hall, lounge & open-plan modern kitchen/diner on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. A staircase leads down to the cellar/utility room with wc & access out to the rear garden, which has paved & lawned areas with off-road parking.



**PRIORY ROAD, LOWER COMPTON, PLYMOUTH, PL3 5EW**

**ACCOMMODATION**

Entrance via a uPVC obscured double-glazed door which opens into the porch.

**PORCH 5'8" x 2'10" (1.73m x 0.87m)**

Brick decorative arch over the doorway. Wooden door with obscured glazed panels & an obscured glazed window to one side opening into the entrance hall.

**ENTRANCE HALL 9'8" x 5'7" (2.95m x 1.72m)**

Staircase rising to the first floor landing. Grey wood effect laminate flooring. Doors leading to the lounge & open-plan kitchen/diner.

**LOUNGE 14'4" x 10'10" (4.39m x 3.32m)**

Feature fireplace with stone hearth mantle & surround, inset living flame gas fire with a cast iron inset. uPVC double-glazed bay window to the front. Covings. Ceiling rose. Sliding wooden doors with glazed panels opens into the open-plan kitchen/diner.

**KITCHEN/DINER 16'10" x 12'10" (5.15m x 3.92m)**

Attractive matching base & wall-mounted units to include an integrated oven, fridge & dishwasher. Square edge worktops have inset induction hob & 1.5 bowl sink unit with mixer tap. Inset drain lines. Matching up-stands. uPVC double-glazed door to the rear. uPVC double-glazed window to the rear. Grey wood effect laminate flooring. Ample space for dining table. Covings. Ceiling rose. Feature fireplace with stone mantle & surround with a cast iron inset.

**FIRST FLOOR LANDING 9'1" x 5'11" (2.77m x 1.81m )**

Doors leading to the bedrooms & family bathroom. Access hatch to roof void. Obscured stained glass window looking into the bathroom.

**BEDROOM ONE 15'5" x 10'6" (4.72m x 3.22m)**

Exposed wooden floor boards. uPVC double-glazed bay window to the front.

**BEDROOM TWO 12'9" x 8'10" (3.9m x 2.7m)**

Fitted storage cupboards to both chimney breast recesses. Feature fireplace with wood mantle & surround, a cast iron inset with tiled hearth. uPVC double-glazed window to the rear overlooking the garden.

**BEDROOM THREE 8'2" x 5'10" (2.5m x 1.8m)**

Currently being used as a study. uPVC double-glazed window to the front.

**BATHROOM 7'10" x 5'10" (2.39m x 1.8m)**

Matching suite of panelled bath with fitted shower over, close coupled wc & pedestal wash hand basin. Part-tiled walls. Obscured uPVC double-glazed window to the rear. Fitted radiator with towel rail. Wood effect laminate flooring.

**LOWER GROUND FLOOR 27'11" x 16'9" maximum (8.53m x 5.11m maximum)**

Accessed via a doorway from the open-plan kitchen/diner is a staircase leading down to the cellar & wc.

**CELLAR**

Plumbing & space for a washing machine & tumble-dryer. Wall-mounted Worcester boiler. Door to the wc. uPVC double-glazed door opens to the rear garden.

**WC 3'8" x 2'8" (1.13m x 0.82m)**

High level wc. Obscured uPVC double-glazed window to the rear.

**OUTSIDE**

**GARDEN**

To the rear there are galvanised steps which lead down from the open-plan kitchen/diner down towards the rear garden. A paved seating area. A section of lawn with a concrete path leading down to access to a further paved patio & off-road parking to the rear of the property.

**COUNCIL TAX**

Plymouth City Council  
Council Tax Band: B

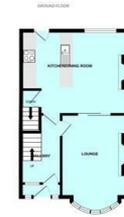
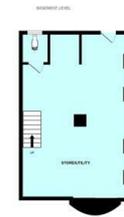
**SERVICES**

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

**Area Map**

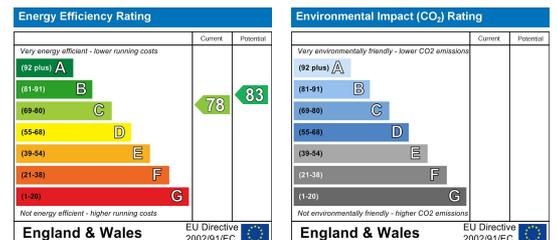


**Floor Plans**



Made with Metropix ©2026

**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 firm's employment has the authority to make or give any representation or warranty in respect of the property.