Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

52 Dartmeet Avenue

Higher Compton, Plymouth, PL3 6NR

Offers Over £280,000

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A 2 storey house built circa 1977 standing on a large triangular plot with off-street parking on a private drive & within the large attached garage. The property has been looked after & maintained well with the benefit of uPVC double-glazed windows & gas central heating. The accommodation comprises a porch, hall, good-sized lounge, spacious open-plan light & airy fitted kitchen/dining room, 3 bedrooms, 2 being good-sized doubles & a well appointed spacious family bathroom/wc. To the rear a landscaped enclosed garden.

DARTMEET AVENUE, HIGHER COMPTON, PLYMOUTH, PL3 6NR

SUMMARY

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LOCATION

Found in this popular, established residential area of Higher Compton with a good variety of local services & amenities found close by. The position convenient for access into the city & nearby connection to major routes in other directions.

ACCOMMODATION

A two storey house built circa 1977 & owned by family from new. Well presented, looked after & maintained to a high standard, which has been upgraded & improved with replacement Worcester boiler & bathroom refurbished this year. A porch with storage cupboards & meters, a hall, good-sized front set lounge & to the rear a generous-sized open-plan kitchen/dining room. In the kitchen a cupboard housing the Worcester boiler which services the central heating & domestic hot water. Spaces for a tumble dryer, washing machine, fridge & cooker. The dining room with French doors to the rear garden.

At first floor level a landing with airing cupboard which has storage space & access to 3 bedrooms, 2 being generous-sized doubles, the 3rd with a large storage cupboard over the stairs. A well appointed modern fitted family bathroom with bath, wc, wash hand basin & separate shower.

The property stands on a relatively large roughly triangular shaped plot, widest at the front & narrowing towards the rear. A private drive with excellent off-street parking giving access to a large attached garage to the side, which has power. Gardens to the front & good-sized enclosed landscaped gardens to the side & rear with wide patios, lawns & outside shed. Accessed from the rear is an additional private parking space.

Overall the plot offering good potential with space to build a larger garage, possibility to build an annexe or even a separate dwelling, subject to any necessary consent or approval.

GROUND FLOOR

OPEN PORCH 5'10 x 2'4 (1.78m x 0.71m)

HALL 13' x 6'1 (3.96m x 1.85m)

LOUNGE 11'10 x 11'4 (3.61m x 3.45m)

KITCHEN/DINING ROOM 17'10 x 11'7 overall (5.44m x 3.53m overall)

FIRST FLOOR

LANDING

BEDROOM ONE 11'7 x 9'9 (3.53m x 2.97m)

BEDROOM TWO 13'11 x 8'10 in part 11'8 maximum (4.24m x 2.69m in part 3.56m maximum)

BEDROOM THREE 9'8 x 6' overall (2.95m x 1.83m overall)

BATHROOM 8'10 x 5'8 (2.69m x 1.73m)

GARAGE 17'11 x 10'4 approximate internal measurement (5.46m x 3.15m approximate internal measurement)

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

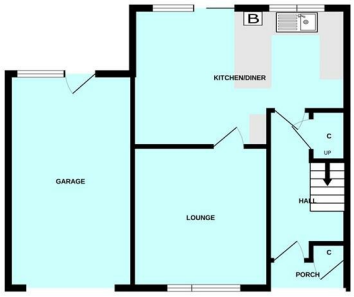
SERVICES PLYMOUTH

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

Area Map

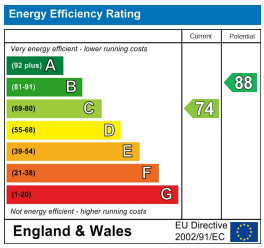
Floor Plans

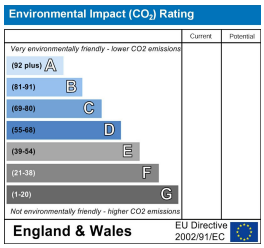
GROUND FLOOR



1ST FLOOR

Energy Efficiency Graph





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