



## 2 Eastfield Crescent

Higher Compton, Plymouth, PL3 5JX

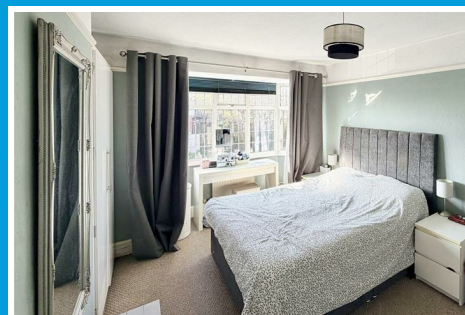
Offers Over £375,000



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## EASTFIELD CRESCENT, HIGHER COMPTON, PL3 5JX

### ACCOMMODATION

Entrance via a

#### PORCH

7'0" x 4'1" (2.15m x 1.27m)

uPVC double-glazed door to the front with uPVC double-glazed leaded light windows on either side & to the front. Tiled floor. Wooden door with stained glass single-glazed door which opens to the entrance hall.

#### ENTRANCE HALL

14'6" x 6'11" (4.43m x 2.13m)

Exposed wooden floorboards. Staircase rising to the first floor landing with under-stairs storage cupboard. Doors lead to the lounge, dining room & kitchen.

#### LOUNGE

13'11" x 12'5" (4.25m x 3.81m)

Exposed wooden floorboards. Picture rail. uPVC double-glazed bay window to the front.

#### DINING ROOM

9'11" x 12'5" (3.03m x 3.8m)

Fitted units to both chimney breast recesses. Exposed wooden floorboards. Sliding aluminium double-glazed door which opens into the family room.

#### FAMILY ROOM

10'9" narrowing to 4'10" x 13'1" narrowing to 9'6" (3.3m narrowing to 1.48m x 3.99m narrowing to 2.9m)

Wall mounted electric heater. uPVC double-glazed window to the rear overlooking the garden. uPVC double-glazed door out to the rear garden. Ceiling spotlights.

#### KITCHEN

11'5" x 8'3" (3.49m x 2.54m)

Matching base & wall mounted units to include twin oven. Roll edge laminate work surface has inset 4 ring gas hob with filter hood over & sink unit with mixer tap. Tiled splash-back. uPVC double-glazed window to the side. Door to larder storage cupboard. Wall mounted chrome heated radiator. Grey wood effect laminate flooring. Room opens to inner hallway.

#### CLOAKROOM

4'6" x 2'9" (1.39m x 0.84m)

Wall mounted Ideal logic boiler. Close coupled wc with inset wash hand basin. Obscured uPVC double-glazed window to the side.

#### INNER HALLWAY

2'9" x 2'10" (0.84m x 0.88m)

Doors to the cloakroom.

#### UTILITY CUPBOARD

Position & space for washing machine & tumble dryer. uPVC double-glazed door opens to the rear garden.

#### FIRST FLOOR LANDING

17'8" narrowing to 8'4" x 8'5" narrowing to 3'0" (5.39m narrowing to 2.56m x 2.58m narrowing to 0.92)

Access hatch to roof void. Doors leading to the bedrooms & bathroom.

#### BEDROOM ONE

12'5" x 9'9" plus the bay & chimney breast recess (3.81m x 2.98m plus the bay & chimney breast recess)

uPVC double-glazed bay window to the front. Fitted wardrobes on both chimney breast recesses. Picture rail.

## BEDROOM TWO

12'5" x 11'0" (3.78m x 3.35m)

Fitted wardrobe to one chimney breast recess. Picture rail. uPVC double-glazed window to the rear overlooking the garden.

## BEDROOM THREE

8'6" x 7'4" (2.6m x 2.24m)

Picture rail. uPVC double-glazed window to the front.

## BEDROOM FOUR

9'4" x 5'7" (2.85m x 1.71m)

uPVC double-glazed window to the rear overlooking the garden. Picture rail.

## BATHROOM

8'9" x 4'11" (2.67m x 1.52m)

Matching suite of panelled bath with a central tap & shower over. A close coupled wc & wash hand basin inset into vanity storage cupboards below. Tiled walls. Tiled floor. Two obscured uPVC double-glazed windows to the side. Heated towel rail. Ceiling spotlights.

## OUTSIDE

There is off-road parking for up to 6 cars along the stone chipped driveway, which runs alongside the side of the house to the garage & fore of the property.

## GARDEN

The rear garden is mainly laid to lawn. A crazy paved path leads down to the rear boundary, where there is a mulched seating area & further paved patio.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: D

## SERVICES

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



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

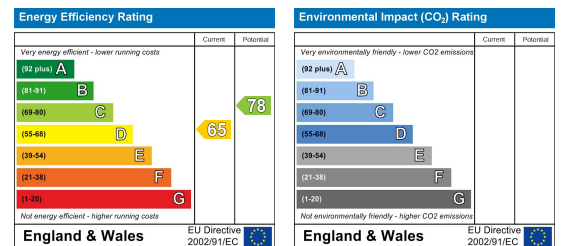


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## Viewing

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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