



13 Park Road

Lower Compton, Plymouth, PL3 5DR

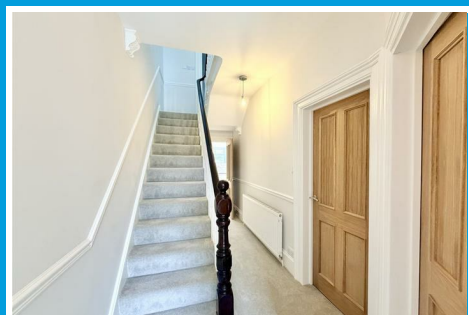
£300,000



13 Park Road

Lower Compton, Plymouth, PL3 5DR

£300,000



PARK ROAD, LOWER COMPTON, PLYMOUTH, PL3 5DR

LOCATION

Situated in this popular, mature & established residential area of Lower Compton. Tucked away on the high side of this cul-de-sac. Lower Compton provides for a variety of local services & amenities with a great position convenient for access into the city. Close by connection to major routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

6'2 x 3'2 (1.88m x 0.97m)

Tiled floor. Decorative tiled walls. Timber panel part leaded glazed door into;

HALL

Long hallway with useful under-stairs storage cupboards & open area.

LOUNGE

15'5 x 13'8 maximum (4.70m x 4.17m maximum)

Wide bay window to the front. Fireplace with timber surround, cast iron fireback & polished hearth.

DINING ROOM

13'6 x 11' maximum (4.11m x 3.35m maximum)

French doors to the rear garden. Fireplace with timber surround & cast iron fireback.

KITCHEN

9'8 x 9'1 (2.95m x 2.77m)

Real lobby area. New fitted kitchen with window to the rear. Sink & space for dishwasher, 4 ring variable size electric hob with extractor over & electric oven under. Space for an upright fridge/freezer. Range of down lighters & under unit lighting.

FIRST FLOOR

LANDING

BEDROOM TWO

15'5 x 13' maximum (4.70m x 3.96m maximum)

Windows to the front. Range of built-in wardrobe & cupboard storage.

BEDROOM THREE

13' x 11' maximum (3.96m x 3.35m maximum)

Window to the rear.

BATHROOM

10' x 9'1 (3.05m x 2.77m)

Window to the side. White suite comprises bath, wash hand basin & wc. Space & shelving suitable for automatic washing machine with space for tumble-dryer with extractor fan over. Wall mounted

new C30 Imini 2 gas fired boiler servicing the central heating & domestic hot water.

SECOND FLOOR

LANDING

Double doors into;

LOFT STORE

8'2 x 8' (2.49m x 2.44m)

MASTER BEDROOM

24'4 x 10'7 maximum (7.42m x 3.23m maximum)

Window to the rear. Door to;

EN-SUITE SHOWER ROOM

8'3 x 5'4 (2.51m x 1.63m)

Newly fitted with large shower, wc & wash hand basin.

EXTERNALLY

An area of frontage with paving. To the rear a south-westerly facing enclosed walled courtyard garden

with wide decked seating terrace & decorative stone chippings. Raised border with bushes. Pedestrian gate to rear service lane.

COUNCIL TAX

Plymouth City Council

Council Tax Band: B

SERVICES

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



Road Map



Hybrid Map



Terrain Map



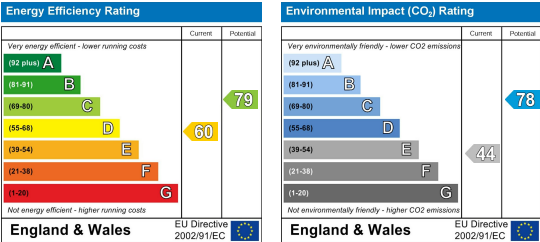
Floor Plan



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