



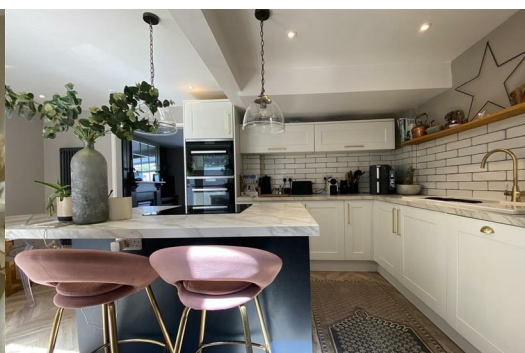
## 58 Blandford Road

Lower Compton, Plymouth, PL3 5DU

**£260,000**



A beautifully presented, extended mid-terraced family home in Lower Compton with a garage to the rear. The accommodation comprises entrance hall, lounge, modern open-plan kitchen/diner, utility room & cloakroom on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. A front & landscaped enclosed rear garden.





BLANDFORD ROAD, LOWER COMPTON, PL3 5DU

ACCOMMODATION

The property is entered via a uPVC double-glazed door with obscured glazed panel & an obscured glazed window to one side which opens into the entrance hall.

ENTRANCE HALL 5'8" x 11'8" (1.74 x 3.58)

Staircase rising to the first floor landing with under-stairs storage cupboards. Herringbone style laminate wood flooring. Sliding door into the lounge.

LOUNGE 13'11" x 11'9" into the bay & chimney breast reces (4.25 x 3.6 into the bay & chimney breast recesses)

uPVC double-glazed square bay window to the front & fitted storage seat with inset storage. Feature fireplace with space for electric fan fire inset into the chimney breast. TV stand with storage units below to one chimney breast recess. Herringbone laminate wood flooring. Square arch into the kitchen/diner.

KITCHEN/DINER 17'10" x 10'0" (5.44 x 3.06)

Attractive matching base & wall mounted units with inset fridge/freezer, dishwasher, over & microwave. A central island has an induction hob inset & breakfast bar incorporated. Roll edge work surfaces have inset white ceramic sink unit with a gold mixer tap. Brick white style tiled splash-back. Ceiling spotlights. Herringbone style wood flooring. Ample space for dining table. uPVC double-glazed French doors open to the rear garden. Square arch opens into utility.

UTILITY 4'11" x 4'5" (1.52 x 1.35)

uPVC obscured double-glazed door which opens to the garden. Position for a washing machine & tumble-dryer. Matching roll edge work surface. Fitted hanging rail. Ceiling spotlights. Velux window to the roof. Herringbone style laminate wood flooring. Door into the cloakroom.

CLOAKROOM 4'11" x 3'4" (1.52 x 1.03)

Matching suite of close coupled wc, wall mounted wash hand basin with a white brick style splash-back. Combination boiler.

FIRST FLOOR LANDING 8'11" x 6'11" max (2.72 x 2.11 max)

Doors leading to the bedrooms & bathroom. Access hatch to roof void. Loft fully boarded & 2 velux windows.

BEDROOM ONE 14'9" x 10'3" max into the bay (4.51 x 3.14 max into the bay)

Fitted twin wardrobes on either side of the chimney breast. Ceiling spotlights. uPVC double-glazed square bay window to the front with fitted window seat & inset storage. Detailed wood panelling to one wall. Wood effect laminate flooring.

BEDROOM TWO 10'6" x 10'0" (3.22 x 3.06)

uPVC double-glazed window overlooking the rear garden.

BEDROOM THREE 6'11" x 6'10" (2.11 x 2.1)

uPVC double-glazed window to the rear.

BATHROOM 5'7" x 5'8" (1.72 x 1.73)

Attractive matching suite of panelled bath with central taps & fitted extendable shower head hose. Fitted shower over. Close coupled wc. Wash hand basin inset into vanity storage cupboards below. Part-tiled walls. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the front.

OUTSIDE

The property is approached via a shared pathway which leads up to the front door which is bordered on one side by a section of lawn.

GARDEN

To the rear an enclosed rear garden which has been landscaped with a paved patio seating area. Steps leads up to the main section of garden. Courtesy picket gate opens to a section of decking. Courtesy door into the rear of the garage. Wooden gate gives access to the service lane.

GARAGE 15'9" x 7'10" (4.82 x 2.39)

Up & over door. Light & power available.

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

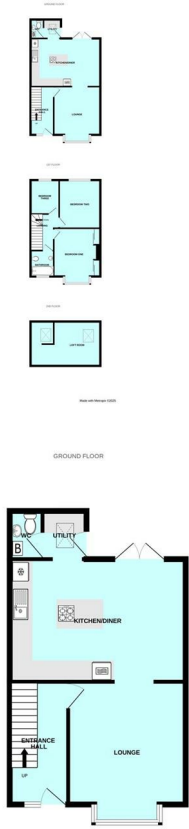
SERVICES

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

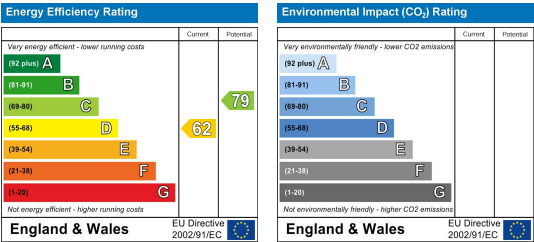
Area Map



Floor Plans



Energy Efficiency Graph



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