



5 Jean Crescent

Higher Compton, Plymouth, PL3 6PZ

Offers Over £350,000



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ACCOMMODATION

Entrance via an obscured uPVC double-glazed door into the entrance hall;

ENTRANCE HALL

14'0" x 5'7" (4.29 x 1.72)

Staircase rising to the first floor landing. Laminate wood flooring. Under stairs storage cupboard. Door into the shower room and further door into the dining room.

SHOWER ROOM

7'4" x 2'4" x 6'2" x 3'1" (2.26 x 0.72 x 1.89 x 0.96)

Matching suite & corner shower cubical with fitted electric shower. Wall mounted wash hand basin. Close coupled wc. Laminate wood flooring. Heated towel rail. Extractor fan.

DINING ROOM

13'1" x 10'8" (4.01 x 3.27)

Laminate wood flooring. Twin storage units to both chimney breast recesses with fitted shelving above. Curved arch opens up into the kitchen/breakfast room & a further square arch opens up into the lounge.

LOUNGE

13'1" x 12'5" (4.01 x 3.8)

Feature fireplace with wooden mantle & surround with marble inset. Twin storage cupboards to both chimney breast recesses with fitted shelving above. uPVC double-glazed bay window to the front with fitted shutters from Hillarys blinds. Laminate wood flooring (add name).

KITCHEN

14'3" x 9'9" (4.36 x 2.99)

Attractive matching basin wall mounted units to include: integrated oven, fridge & space for a dishwasher. Roll edge laminate work surfaces have inset sink unit with mixer tap & four ring gas hob with an extractor hood over. Twin uPVC

double-glazed windows to the rear. uPVC french doors open up out to the rear garden. 2 velux windows to the roof & a contemporary wall mounted upright radiator. Wood effect laminate flooring. Door opens up into the utility.

UTILITY

7'4" x 6'3" (2.25 x 1.92)

Roll edge laminate work surface with space under for a washing machine & tumble dryer. Space for a freezer to one side. Wall mounted Logic boiler which is concealed in the unit. Obscured uPVC double-glaze window to the side. Fitted shelving. Grey wood effect laminate flooring.

FIRST FLOOR LANDING

6'11" x 8'6" (2.13 x 2.61)

Obscured uPVC double-glazed window to the side. Doors leading off into bedrooms 1, 2, 3 & the family bathroom. Staircase rising to the second floor landing.

BEDROOM ONE

13'8" x 11'2" (4.18 x 3.41)

uPVC double-glazed window to the front with distant views towards Dartmoor & fitted shutters from Hillarys blinds.

BEDROOM TWO

13'2" x 11'2" (4.03 x 3.42)

Fitted wardrobe with overhead storage unit to 1 chimney breast recess. uPVC double-glazed window to the rear overlooking the garden with fitted shutters from Hillarys blinds.

BEDROOM THREE

6'11" x 6'6" (2.12 x 2)

Currently being used as the study. Laminate wood flooring (add name). uPVC double-glazed window to the front with distant views to Dartmoor & fitted shutters from Hillarys blinds.

BATHROOM

8'2" x 7'0" (2.49 x 2.14)

Matching suite of panelled bath with central taps & fitted shower over, with dual shower heads both rainfall & handheld. Closed coupled wc. Pedestal wash hand basin. Contemporary radiator with towel rail. Obscured uPVC double-glazed window to the side. Part tiled walls. Ceiling spotlights. Extractor fan. Grey wood laminate flooring.

SECOND FLOOR LANDING

9'4" x 5'7" (2.86 x 1.72)

Obscured uPVC double-glazed window to the side. Doors opening up into bedroom 4 & the snug/dressing room.

BEDROOM FOUR

11'3" x 7'3" (3.44 x 2.23)

Storage door opening up into the ?. Velux window to the rear with distant water views. Access hatch to roof void. Square arch opens up into the snug/dressing room.

SNUG/DRESSING ROOM

11'2" x 7'3" (3.41 x 2.23)

2 velux windows to the front. Distant views towards Dartmoor.

OUTSIDE

The property is approached via a shared tarmac driveway which leads to the fore of the garage. To one side a brick paved hardstand. Allowing off-road parking for 1 vehicle.

GARDEN

Rear enclosed garden which consists of a paved patio seating area. Astroturf area with a further paved patio section to one side. Large summerhouse to the rear which has power & light available. Wooden gate giving access out onto the driveway. Courtesy door into the garage.

SUMMERHOUSE

12'5" x 9'1" (3.79 x 2.77)

Light & power available.

GARAGE

18'1" x 9'3" (5.53 x 2.84)

Up and over door. Light & power available. Entrance into the workshop.

WORKSHOP

9'2" x 7'6" (2.8 x 2.3)

Light & power available. Double-glazed window to the rear.

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



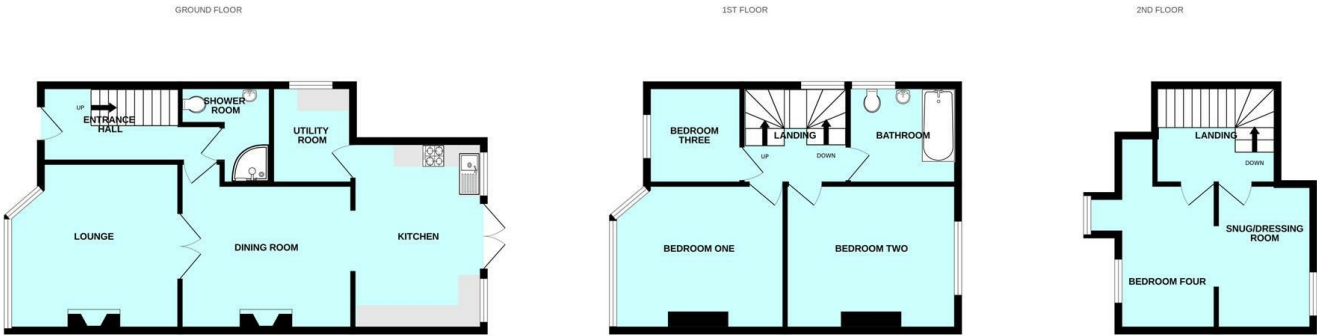
Hybrid Map



Terrain Map



Floor Plan

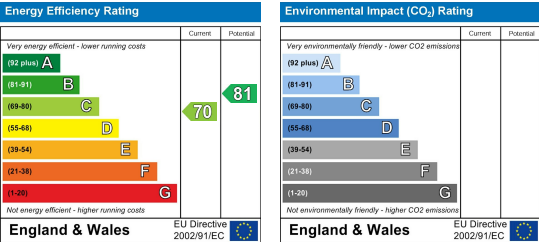


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Viewing

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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