



## 80 Lower Compton Road

Mannamead, Plymouth, PL3 5DW

**£300,000**



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## LOWER COMPTON ROAD, MANNAMEAD, PLYMOUTH, PL3 5DW

### LOCATION

Set on the southerly side of Lower Compton Road in the popular area of Mannamead where there are a variety of local services and amenities nearby, the position convenient for access into the city and close by connection to major routes in other directions.

### THE PROPERTY

A classically designed, well proportioned semi-detached house understood to have been built circa.1925/26. The property owned for some 9 years and during this time undergone a major programme of updating, improvement and refurbishment including the installation of a new boiler, fitted kitchen, remodelling of the bathroom with new suite, decoration, floor coverings and the addition of a useful downstairs cloakroom/wc. Having the benefit of uPVC double glazing and gas central heating.

On the ground floor with 2 reception rooms, fitted kitchen and downstairs wc and at first floor level 3 bedrooms and spacious family bathroom. A good size loft room with velux window. Externally with front garden, side access and enclosed southerly facing back garden.

### ACCOMMODATION

PVC part double glazed front door with adjoining window into:

### GROUND FLOOR

#### ENTRANCE LOBBY

6'3" x 3'4" (1.91m x 1.02m)

Internal door with leaded stained glass light and leaded windows to either side.

### HALL

14'4" x 6'3" (4.37m x 1.91m)

Staircase with carpeted treads rises to the first floor.

### WC

Window to the side elevation. White modern suite with close coupled wc and wall hung wash hand basin with tiled splashback.

### LOUNGE

16'4" x 13'4" max (4.98m x 4.06m max)

Double glazed box bay window to the front. Attractive focal feature period tiled fireplace and hearth with living flame coal effect gas fire.

### DINING ROOM

12'11" x 11'0" overall (3.94m x 3.35m overall)

Double glazed French doors overlook and open to the rear garden. Picture rail. Feature fireplace with timber over mantel and tiled hearth.

### KITCHEN

12'11" x 8'10" in part 10'10" max (3.94m x 2.69m in part 3.30m max)

Dual aspect with windows to the side and rear and PVC part double glazed back door.

A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Work surfaces with metro tiled splashbacks, contemporary Belfast style one and a half bowl sink with chrome mixer tap. Integrated appliances include four ring variable size gas hob with extractor hood over and 'Belling' dual oven/grill under. Space suitable for upright fridge/freezer. Wall mounted 'Worcester' gas fired boiler servicing central heating and domestic hot water. Two spaces and plumbing suitable for automatic washing machine and dishwasher.

### FIRST FLOOR

## LANDING

Window to the side. Balustrading to stairwell.

## BEDROOM ONE

**14'0" x 10'10" floor area (4.27m' x 3.30m floor area)**

Double glazed window to the front. Fitted wardrobes/cupboards to either side of the chimney breast.

## BEDROOM TWO

**12'10" x 11'6" (3.91m x 3.51m)**

Window overlooking the rear garden. Access hatch to loft.

## BEDROOM THREE

**9'1" x 7'11" (2.77m x 2.41m)**

Window to the front. Picture rail.

## BATHROOM

Two patterned obscure glazed windows to the rear. Quality white suite with pedestal wash hand basin, close coupled wc, corner panelled bath with side set mixer tap and shower attachment and separate tiled shower with metro tiles and thermostatic control, hand held mixer and overhead douche spray. Extractor fan.

## SECOND FLOOR

## LOFT ROOM

Accessed from bedroom two with loft hatch and pull down ladder to spacious loft areas with Velux double glazed window to the rear.

## OUTSIDE

Steps with hand rail rise to the front door. Set elevated above and back from the street with a low maintenance border covered with stone chippings. A side path provides rear access, gated at the back.

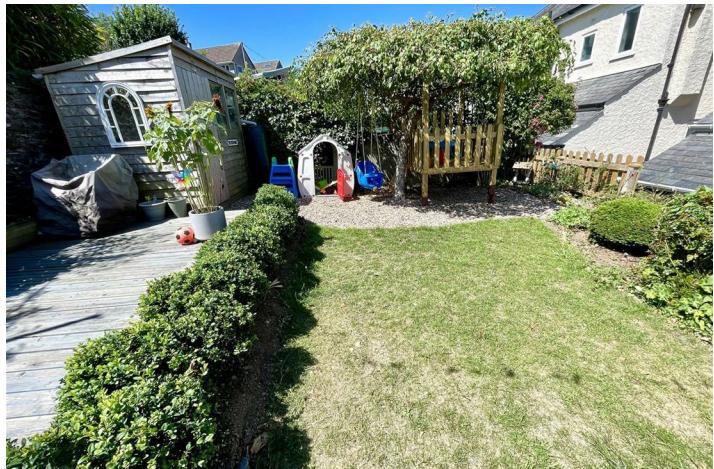
Attached to the rear of the kitchen is an outbuilding comprising two outside stores.

To the rear a delightful garden, a courtyard area next to the property and steps rising up to the main garden with lawn, a chipping covered area with purpose built play house and beyond a decked patio. Wall boundaries.

## AGENTS NOTE

Tenure - Freehold

Council tax - Band C



## Road Map



Map data ©2024

## Hybrid Map



## Terrain Map



Map data ©2024 Google

## Floor Plan

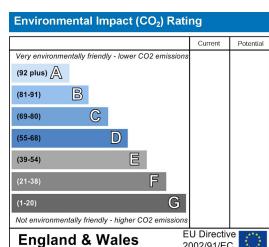
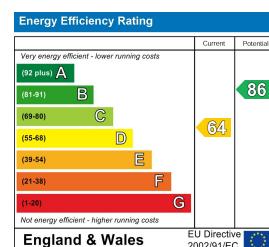


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## Viewing

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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