Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

29 Therlow Road

Higher Compton, Plymouth, PL3 6NZ

Offers Over £240,000

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A well-presented 3 bedroom semi-detached home, dating from the 1970s, with a single-storey rear extension. The property offers a porch, hallway, fitted kitchen, spacious lounge, extended dining room & downstairs wc. To the 1st floor are 3 bedrooms & a modern shower room/wc.
Outside, there is a front garden, private driveway, 33ft lean-to, converted garage/bar & a landscaped, low-maintenance rear garden with patio & artificial lawn. Recent roof works have also been completed.

THERLOW ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6NZ

SUMMARY

The accommodation is a semi-detached house, understood to date back to the 1970s. Subsequently has been extended out the rear with a single skin format and this, before the current owners occupation some 20 years ago. Well-proportioned accommodation comprising porch, hall, an extended fitted kitchen, downstairs wc, a good sized lounge & spacious extended dining room. At 1st floor level, 3 bedrooms & a shower room with modern fittings. There is a front garden, off-street parking on the private drive, a 33' long lean-to to the side with garage-style door to the front, pedestrian door to the rear garden. The former garage, now converted to provide a 'man cave' providing bar in situ. Recent works have been undertaken on the garage roof. There is a good sized, terraced, landscaped & low-maintenance back garden with areas of paved patio & artificial lawn.

LOCATION

Found in this cul-de-sac of Therlow Road in the popular established residential area of Higher Compton where there are a good variety of local services & amenities near-by including a choice of mini submarkets, garage filling station, bus stops close & a choice of schools.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH 5'10 x 5'3 maximum (1.78m x 1.60m maximum)

HALL 11'7 x 5'11 overall (3.53m x 1.80m overall)

Staircase rises to the 1st floor. Under-stairs cupboard housing the electric consumer unit & solar panel controls.

KITCHEN 16'11 x 7'6 maximum (5.16m x 2.29m maximum)

Windows to the side & rear. Fited kitchen with a range of cupboard & drawer storage. Contemporary Belfast-style sink with mixer tap.

WC 5'4 x 3'4 (1.63m x 1.02m)

Window to the rear. Coloured wc & wash-hand basin.

LOUNGE 14'1 x 10'6 (4.29m x 3.20m)

Picture window to the front. Focal feature fireplace. Wide archway into:

DINING ROOM 16'7 x 8'10 maximum (5.05m x 2.69m maximum)

Tri-fold double-glazed door overlooking & opening to the rear garden.

FIRST FLOOR

LANDING

Window to the side. Airing cupboard housing the wall-mounted Worcester gas fired boiler servicing the central heating & domestic hot water.

BEDROOM ONE 14'1 x 9'10 floor area (4.29m x 3.00m floor area)

Run of fitted wardrobe/drawer storage across 1 wall.

BEDROOM TWO 9'10 x 8'5 max (3.00m x 2.57m max)

Picture window overlooking the rear garden.

BEDROOM THREE 9'3 x 6'9 overall (2.82m x 2.06m overall)

Window to the front. Over-stairs storage cupboard.

SHOWER ROOM 7'9 x 5'5 (2.36m x 1.65m)

Window to the rear. White modern suite. Wc. Wall-mounted wash-hand basin. Shower with Triton T5 electrically heated shower.

EXTERNALLY

LEAN-TO 33' x 8'4 (10.06m x 2.54m)

Garage style door to front. Pedestrian door to rear garden. Mains, electric, power, lighting & cold water tap.

FORMER GARAGE 18'3 x 7'6 internal measurements (5.56m x 2.29m internal measurements)

Twin French doors & window to the side. Power lighting & radiator. Bar.

GARDEN

Front garden is laid to lawn with border. Drive providing off-street parking & giving access to the lean-to. To the rear, a good sized, landscaped low-maintenance back garden. Level patio next to the property & further areas laid to artificial lawn.

SOLAR PANELS

Owned by Freetricity providing lower energy bills for the property owner. Understood to be held by Freetricity on a 25 year lease some 12 years remaining. These details to be confirmed.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

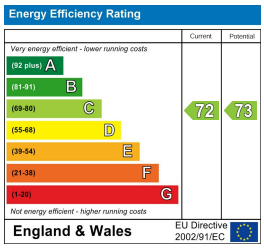
SERVICES

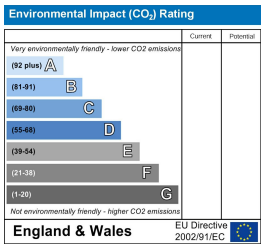
The property is connected to all the mains services: gas, water & drainage.

Area Map

Floor Plans

Energy Efficiency Graph





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