



28 Priory Road

Lower Compton, Plymouth, PL3 5EW

£275,000



Located in Lower Compton is this mid-terrace 1930s family home over 3 floors. This beautifully presented property offers a porch, entrance hall, lounge & open-plan modern kitchen/diner on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. A staircase leads down to the cellar/utility room with wc & access out to the rear garden, which has paved & lawned areas with off-road parking.



PRIORY ROAD, LOWER COMPTON, PLYMOUTH, PL3 5EW

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door which opens into the porch.

PORCH 5'8" x 2'10" (1.73m x 0.87m)

Brick decorative arch over the doorway. Wooden door with obscured glazed panels & an obscured glazed window to one side opening into the entrance hall.

ENTRANCE HALL 9'8" x 5'7" (2.95m x 1.72m)

Staircase rising to the first floor landing. Grey wood effect laminate flooring. Doors leading to the lounge & open-plan kitchen/diner.

LOUNGE 14'4" x 10'10" (4.39m x 3.32m)

Feature fireplace with stone hearth mantle & surround, inset living flame gas fire with a cast iron inset. uPVC double-glazed bay window to the front. Covings. Ceiling rose. Sliding wooden doors with glazed panels opens into the open-plan kitchen/diner.

KITCHEN/DINER 16'10" x 12'10" (5.15m x 3.92m)

Attractive matching base & wall-mounted units to include an integrated oven, fridge & dishwasher. Square edge worktops have inset induction hob & 1.5 bowl sink unit with mixer tap. Inset drain lines. Matching up-stands. uPVC double-glazed door to the rear. uPVC double-glazed window to the rear. Grey wood effect laminate flooring. Ample space for dining table. Covings. Ceiling rose. Feature fireplace with stone mantle & surround with a cast iron inset.

FIRST FLOOR LANDING 9'1" x 5'11" (2.77m x 1.81m)

Doors leading to the bedrooms & family bathroom. Access hatch to roof void. Obscured stained glass window looking into the bathroom.

BEDROOM ONE 15'5" x 10'6" (4.72m x 3.22m)

Exposed wooden floor boards. uPVC double-glazed bay window to the front.

BEDROOM TWO 12'9" x 8'10" (3.9m x 2.7m)

Fitted storage cupboards to both chimney breast recesses. Feature fireplace with wood mantle & surround, a cast iron inset with tiled hearth. uPVC double-glazed window to the rear overlooking the garden.

BEDROOM THREE 8'2" x 5'10" (2.5m x 1.8m)

Currently being used as a study. uPVC double-glazed window to the front.

BATHROOM 7'10" x 5'10" (2.39m x 1.8m)

Matching suite of panelled bath with fitted shower over, close coupled wc & pedestal wash hand basin. Part-tiled walls. Obscured uPVC double-glazed window to the rear. Fitted radiator with towel rail. Wood effect laminate flooring.

LOWER GROUND FLOOR 27'11" x 16'9" maximum (8.53m x 5.11m maximum)

Accessed via a doorway from the open-plan kitchen/diner is a staircase leading down to the cellar & wc.

CELLAR

Plumbing & space for a washing machine & tumble-dryer. Wall-mounted Worcester boiler. Door to the wc. uPVC double-glazed door opens to the rear garden.

WC 3'8" x 2'8" (1.13m x 0.82m)

High level wc. Obscured uPVC double-glazed window to the rear.

OUTSIDE

GARDEN

To the rear there are galvanised steps which lead down from the open-plan kitchen/diner down towards the rear garden. A paved seating area. A section of lawn with a concrete path leading down to access to a further paved patio & off-road parking to the rear of the property.

COUNCIL TAX

Plymouth City Council
Council Tax Band: B

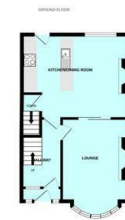
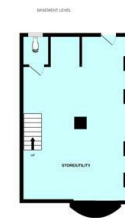
SERVICES

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

Area Map

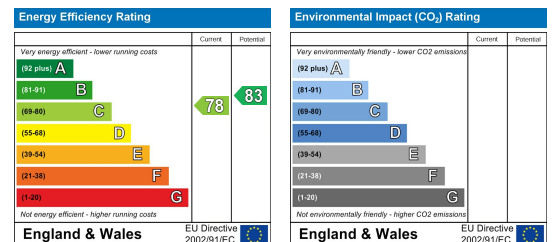


Floor Plans



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Energy Efficiency Graph



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