



25 Therlow Road

Higher Compton, Plymouth, PL3 6NZ

Guide Price £250,000



Tucked away in a sought after cul-de-sac road within Higher Compton is this semi-detached family home with garage & off-road parking for 2/3 cars. The accommodation comprises a porch, entrance hall, lounge, dining room & kitchen on the ground floor. There are 3 bedrooms & a family bathroom on the first floor. Gardens to the front & enclosed garden to the rear laid for ease of maintenance. The property is being sold with no onward chain.



THERLOW ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6NZ

ACCOMMODATION

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

PORCH 5'10" x 2'5" (1.78m x 0.76m)

Wood door with obscured glazed panel & obscured glazed panels to one side opens into the entrance hall.

ENTRANCE HALL 11'8" x 5'11" (3.56m x 1.81m)

Staircase rising to the first floor landing with open recess under. Wooden door with glazed panels opens to the kitchen & lounge.

LOUNGE 14'0" x 10'6" (4.29m x 3.22m)

Feature fireplace with wood mantle, stone hearth & surround with position for electric fan fire. uPVC double-glazed window to the front. Covings. Bi-fold wooden doors open into the dining room.

DINING ROOM 9'10" x 8'11" (3.02m x 2.74m)

Ample space for dining table. uPVC double-glazed window to the rear. Wooden door with glazed panels opens into the kitchen.

KITCHEN 10'2" x 7'6" (3.12m x 2.29m)

Matching base & wall mounted units to include a position for a cooker, fridge/freezer, slimline dishwasher & washing machine/tumble dryer. Roll edge laminate work surfaces have inset circular sink unit with single drainer & mixer tap. Tiled splash-back. Wall mounted Worcester boiler. Tiled effect vinyl flooring. uPVC double-glazed door with windows either side opening out to the rear garden.

FIRST FLOOR LANDING 9'4" x 6'8" (2.86m x 2.04m)

Access hatch to roof void. uPVC double-glazed window to the side. Doors leading to the bedrooms, bathroom & airing cupboard which is shelved with a radiator.

BEDROOM ONE 13'1" x 10'0" (3.99m x 3.07m)

uPVC double-glazed window to the front. Fitted wardrobes with hanging rail & shelving.

BEDROOM TWO 8'4" x 8'11" plus door access (2.55m x 2.73m plus door access)

uPVC double-glazed window to the rear overlooking the garden. Fitted wardrobe with hanging rail & shelving.

BEDROOM THREE 9'3" x 6'8" (2.83m x 2.05m)

uPVC high level window to the front. Door to a shelved storage cupboard.

BATHROOM 7'10" x 5'5" (2.39m x 1.66m)

Matching suite of kidney shaped bath with electric Mira shower over, close coupled wc with hidden cistern & wash hand basin inset into white high gloss vanity storage cupboards below. Part-tiled walls. Obscured uPVC double-glazed window to the rear. Tiled effect vinyl flooring.

OUTSIDE

The property is approached via a driveway allowing off-road parking for 2/3 vehicles to the fore of the garage. Bordered on one side by a main section of lawn.

GARAGE 19'2" x 8'3" (5.85m x 2.53m)

Up & over door. Courtesy door to the side.

GARDEN

To the rear an enclosed garden consisting of 2 paved patio seating areas. A path running alongside the garage towards the rear boundary, where there is a section of lawn & 2 further raised terraces on either side of the path, which are laid with inset shrubs & plants.

COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

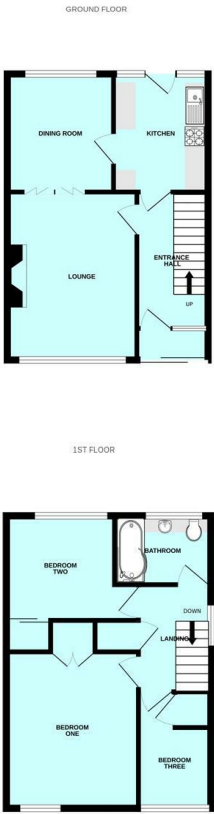
The property is connected to all the mains services: gas, electricity, water and drainage.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

