



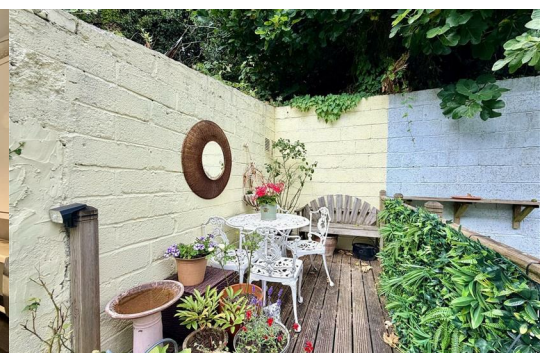
77 Priory Road

Lower Compton, Plymouth, PL3 5ER

£260,000



A lovely semi-detached cottage tucked away in Lower Compton which was converted from the "Compton Inn". The accommodation comprises porch, spacious lounge with wood burner, open-plan kitchen/diner, utility cloakroom & rear porch on the ground floor. There are 3 double bedrooms, an en-suite to the master bedroom & a family bathroom on the 1st floor. There is a brick paved hardstand area to the front of the cottage & a small garden area to the rear.



PRIORY ROAD, COMPTON, PLYMOUTH, PL3 5ER

ACCOMMODATION

Entrance via a wooden door with obscured glazed panel opening up into the porch.

PORCH 4'11" x 2'11" (1.5m x 0.9m)

Tiled floor. Wooden door with glazed panel, opening up into the lounge.

LOUNGE 21'3" narrowing to 18'2" x 13'10" (6.5m narrowing to 5.54m x 4.22m)

A delightful room with a feature fireplace with exposed stone, a wood burner & a tiled hearth. uPVC double-glazed curved bay window to front & further uPVC double-glazed window to the front. Wood-effect LVT flooring. Archway opening up into the kitchen/diner.

KITCHEN/DINER 19'1" x 11'10" (5.83m x 3.63m)

Attractive matching base & wall-mounted units to include a fitted oven, fridge/freezer & integrated dishwasher. Roll-edge laminate work surfaces. Inset 4 ring electric hob. 1.5 sink unit with mixer tap. Tiled splash-back. Filter hood. 2 uPVC double-glazed windows to rear. Tiled-floor in kitchen area. Wood-effect LVT flooring in the dining area. Staircase rising to the 1st floor landing with under-stairs storage cupboard. Door to the rear porch & further door to utility.

UTILITY 6'9" x 2'8" (2.06m x 0.83m)

Plumbing for a washing machine. Wall-mounted Ideal boiler. Obscured uPVC double-glazed window to side. Wood-effect LVT flooring. Door opens up into cloakroom.

CLOAKROOM 7'2" x2'8" (2.2m x0.83m)

Matching suite of close coupled wc & pedestal wash-hand basin. Wood-effect LVT flooring. Obscured uPVC double-glazed window to side.

REAR PORCH 4'3" x 3'6" (1.32m x 1.08m)

Twin wooden doors with obscured glazed panels opening out to the rear service lane & access into the garden area.

FIRST FLOOR LANDING 13'8" x 3'5" (4.17m x 1.06m)

Access hatch to roof void. Doors leading off through to the bedrooms & bathroom.

BEDROOM ONE 11'6" x 11'5" plus door access (3.51m x 3.48m plus door access)

Fitted wardrobes running along 1 wall with hanging rail & shelving. uPVC double-glazed window to front. Door to:

EN-SUITE 7'3" x 2'6" (2.23m x 0.78m)

Matching suite of fitted shower cubicle with electric Mira shower. Close couple wc. Pedestal wash-hand basin. Vinyl flooring.

BEDROOM TWO 14'3" x 10'2" (4.35m x 3.11m)

uPVC double-glazed window to front.

BEDROOM THREE 9'8" narrowing to 8'2" x 12'0" narrowing to 8'2" (2.97m narrowing to 2.5m x 3.67 narrowing to 2.49m)

uPVC double-glazed window to rear overlooking the garden.

BATHROOM 8'2" widening to 11'5" x 8'2" narrowing to 2'7" (2.5m widening to 3.5m x 2.49 narrowing to 0.79m)

Matching suite of panelled bath. Separate shower cubicle unit. Close coupled wc. Pedestal wash-hand basin. Vinyl flooring. Chrome heated towel rail. uPVC double-glazed window to rear.

OUTSIDE

Property is approached via a series of steps leading to the front door. Bordered on 1 side by brick-paved hardstand with off-road parking for 1 vehicle. Raised bed to 1 side. To the rear, a service lane maintained by a couple of the cottages, across from this is a raised seated area belonging to the house.

COUNCIL TAX

Plymouth City Council

Council Tax Band: C

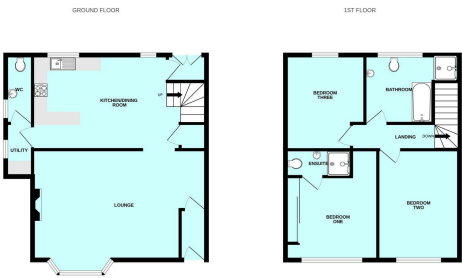
SERVICES

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

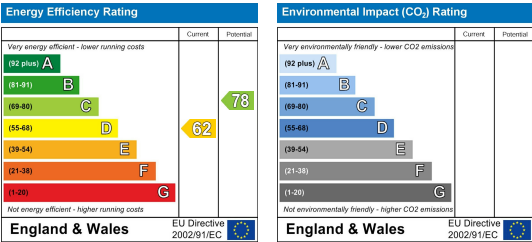
Area Map



Floor Plans



Energy Efficiency Graph



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