



## 31 Pearn Road

Higher Compton, Plymouth, PL3 5JF

**Offers Over £215,000**



A modern built circa 1980s mid-terraced house providing a well proportioned house. uPVC double-glazed & gas centrally heated accommodation comprising an entrance lobby/hall, generous-sized lounge/dining room, fitted kitchen/breakfast room, 2 double bedrooms (potential to create 3) & a well appointed modern fitted bathroom/wc. Low maintenance front & rear gardens.





PEARN ROAD, HIGHER COMPTON, PLYMOUTH, PL3 5JF

LOCATION

Set towards the end of Pearn Road in Hartley/Higher Compton. A popular residential area with a number of local services & amenities found nearby including the popular Higher Compton primary school & various shops. The position is convenient for access into the city & close by connections to major routes in other directions.

ACCOMMODATION

uPVC double-glazed front door into a long hall/entrance lobby, storage cupboard & staircase rising to the first floor. A spacious lounge/dining room with picture window to the front & door leading into the good-sized modern fitted kitchen/breakfast room to the rear with a uPVC double-glazed window & door with outlook to the back. The kitchen fitted with Stoves, four ring gas hob, extractor hood over, dual oven/grill, a sink set under the window and a Navien boiler servicing the central heating & domestic hot water with space suitable for an upright fridge/freezer.

At first floor level a landing with space to create door access into the back bedroom if desired to create 3 bedrooms. 2 generous-sized bedrooms, the master bedroom clearly with potential to subdivide, the 2nd double bedroom to the front & a well appointed modern fitted bathroom with bath, wc & wash hand basin.

Externally a low maintenance front garden & to the rear a south-westerly facing also low maintenance garden with decked areas.

GROUND FLOOR

ENTRANCE LOBBY/HALL 11'4 x 3'8 overall (3.45m x 1.12m overall)

LOUNGE/DINING ROOM 17'4 x 13'10 max (5.28m x 4.22m max)

KITCHEN/BREAKFAST ROOM 13'10 x 8'3 (4.22m x 2.51m)

FIRST FLOOR LANDING

BEDROOM ONE 13'9 x 10'4 max (4.19m x 3.15m max)

BEDROOM TWO 13'10 x 8'7 (4.22m x 2.62m)

BATHROOM 7'6 x 6'5 max (2.29m x 1.96m max)

COUNCIL TAX

Plymouth City Council  
Council Tax Band: B

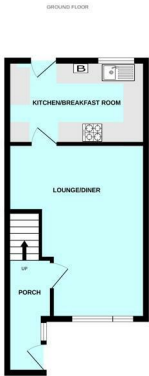
SERVICES

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

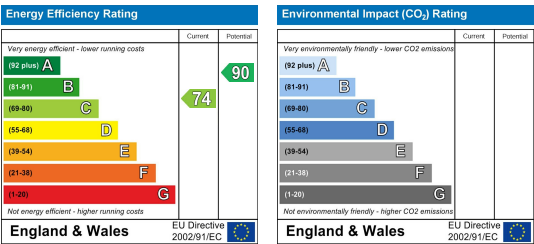
Area Map



Floor Plans



Energy Efficiency Graph



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