Julian Marks
ESTATE AGENTS
PEOPLE, PASSION AND SERVICE



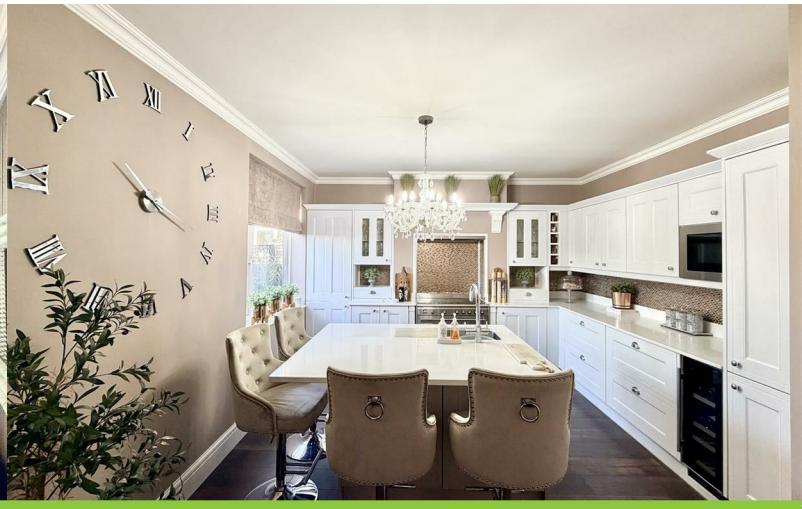
42 Revel Road

Higher Compton, Plymouth, PL3 5EL

£375,000

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REVEL ROAD, HIGHER COMPTON, PLYMOUTH, PL3 5EL

SUMMARY

The property is understood to have built in the 1930's & comprises a substantial, 2 storey semi-detached house. Since being owned, it has been upgraded & improved over many years providing a most well presented & comfortably appointed home. The property has had a new front door, soffits, fascias & double-glazed windows installed on the front & side in June 2026. From the entrance hall, a good sized front-set lounge, a modern open plan kitchen/dining room with central island, snug/garden room with access into the rear garden. At first floor level, 3 bedrooms, 2 being generous sized doubles & the well appointed family bathroom with deep bath & shower. At basement level, a useful utility room, an extensive cellar with reduced head height & outside wc. A front garden, a shared drive giving access to a good sized, rebuilt garage. To the rear, a long landscaped designed back garden providing a real escape for a family with multiple different areas, including an outside bar, a covered yurt area with a firepit, a hot tub overlooking the second section of garden, a children's play area with children's playhouse & swing, a sunken trampoline & a large man cave to the rear.

LOCATION

Found in this prime, popular, established, residential area of Higher Compton with a variety of local services & amenities found nearby. The position is convenient for access into the city & nearby routes in other directions.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

5'8 x 2'11 (1.73m x 0.89m)

Door with windows either side into:-

ENTRANCE HALL

16'5 x 5'8 (5.00m x 1.73m)

Hardwood bamboo flooring. Staircase rises to the first floor. Useful under-stairs storage cupboard.

LOUNGE

15' x 12'2 overall (4.57m x 3.71m overall)

Bay window to the front. Focal feature fireplace with flicker flame fire & media space over, recessed illuminated display shelves to either side.

KITCHEN/DINING ROOM

17'10 x 12'5 max (5.44m x 3.78m max)

Window overlooking the rear patio & garden. Breakfast bar with window to the side. Quality fitted integrated kitchen with an excellent range of cupboard & drawer storage. Quartz work surfaces along 2 sides. Integrated appliances include SMEG range style cooker with 5 variable sized schott ceran hob & large oven under. Upright fridge/freezer. Wine fridge. Microwave. Large breakfast island incorporating dishwasher & under-mounted stainless steel sink with chrome mixer tap & hot water tap.

SNUG/GARDEN ROOM

10'1 x 7'9 (3.07m x 2.36m)

High vaulted ceiling with 2 double-glazed roof lights. Window to the rear overlooking the back garden. Door to rear.

FIRST FLOOR

LANDING

Window to the side. Built-in airing cupboard over the stairs.

BEDROOM ONE

15'7 x 5'5 floor area (4.75m x 1.65m floor area)

Bay window to the front. Range of quality built-in bedroom furniture along two sides with fitted wardrobes, cupboards & dressing table, incorporating lighting.

BEDROOM TWO

12'8 x 11'6 (3.86m x 3.51m)

Window to the rear with far-reaching views. Fitted wardrobes.

BEDROOM THREE

7'9 x 6'5 (2.36m x 1.96m)

Window to the front.

BATHROOM
8' x 6'3 (2.44m x 1.91m)
Deep bath with side-set mixer tap & handheld pull-out shower. Wc. Vanity wash-hand basin with cupboard under. Corner tiled shower with multi-jets & handheld shower spray.

BASEMENT

UTILITY ROOM
10'6 x 7'6 overall (3.20m x 2.29m overall)
Window to the side. Wall-mounted Worcester boiler servicing the central heating & domestic hot water. Access door into extensive underfloor cellar areas with reduced head height.

OUTSIDE WC
3'11 x 2'9 (1.19m x 0.84m)
Window to the side. Wc. Wash-hand basin.

EXTERNALLY
Low maintenance well-kept front garden. Long shared drive gives access to the rebuilt garage set to the rear, garden incorporating a delightful series of outside areas & taking full advantage of day long sunshine, entertaining all of the family including children. A patio next to the house. An artificial lawn with barbecue area incorporating barbeque stand, pizza oven & storage under. Decked seating terrace giving access to the 'Tiki lounge', a wood burning stove. Opposite is 'Tiki Bar' with power & lighting etc. 6 seater multi-jet hot tub. A lawned garden with a profusion of specimen bushes, shrubs & plants. A wendy house with play area under & at the end, a sunken trampoline. Off this, a bar/man cave 'home of cocktails & dreams' with power, lighting, bench seating & wood burning stove.

PATIO

BARBECUE AREA

DECKED SEATING TERRACE

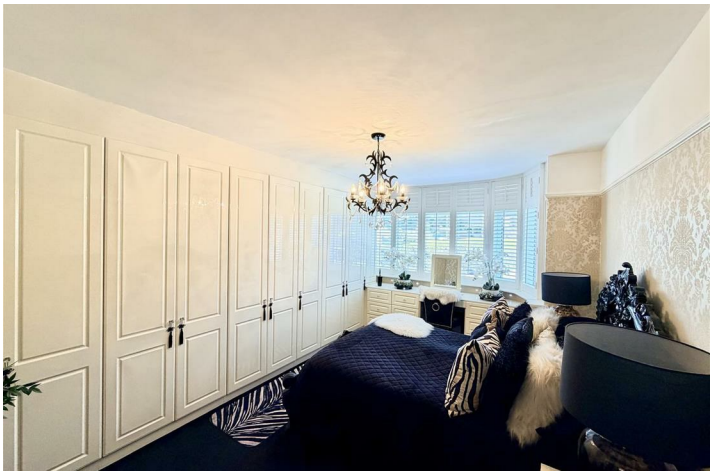
TIKI LOUNGE
11'5 x 10'5 max (3.48m x 3.18m max)

TIKI BAR

BAR/MAN CAVE
15' x 10' (4.57m x 3.05m)

COUNCIL TAX
Plymouth City Council
Council Tax Band: C

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









Road Map



Hybrid Map



Terrain Map



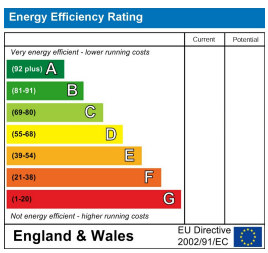
Floor Plan

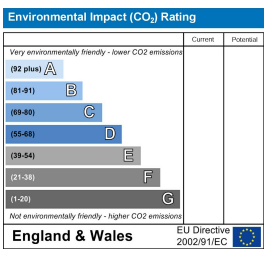


Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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