



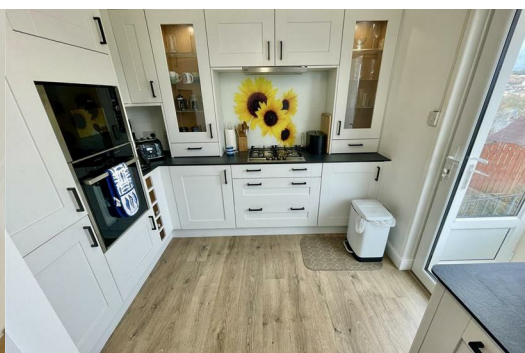
12 Greatfield Road

Higher Compton, Plymouth, PL3 6QQ

Guide Price £300,000



GUIDE PRICE £300,000 - £325,000. A spacious detached dormer-style bungalow built circa 1938. In the last 2 years extensively upgraded, improved & refurbished. Well proportioned accommodation laid out over 3 storeys. Ground floor with porch, hall, spacious open-plan lounge/dining room, modern quality fitted kitchen, 2 double bedrooms, bathroom/wc with rear porch. At first floor the 3rd double bedroom. At basement level is a washroom/utility with power lighting, sink & space for washing machine. Housing the Worcester gas fired boiler. The property stands on a rectangular shaped plot with private drive giving access to the garage. A side access pathway from the front garden leading to the low maintenance enclosed rear garden with long views towards Dartmoor.



GREATFIELD ROAD, HIGHER COMPTON, PLYMOUTH, PL3 6QQ
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LOCATION

Found in this prime, popular, established residential area of Higher Compton with a good variety of local services & amenities nearby. The position convenient for access into the city and close by connection to major routes in other direction.

ACCOMMODATION

uPVC double-glazed front door opens into an entrance lobby & further door into the long central hall. A spacious dual aspect lounge/dining room. A bay window with lounge to the front and focal feature fireplace. A wide archway to the dining area with window to the side. Spacious master bedroom to the front with bay window. A second good-sized double bedroom with window to the rear & long views. Fitted integrated kitchen with sink, Zanussi dishwasher, Neff microwave & 4 ring gas hob with AG extractor hood over & Zanussi automatic washing machine. A generous-sized inner hall with storage cupboard & staircase rising to the first floor & access to the family bathroom with white suite including wc, wash hand basin & bath.

At first floor level a spacious double bedroom.

Access from the outside rear, with reduced head height leading to the spacious washroom/utility, located in the basement, with sink & housing the Worcester gas boiler. An access doorway into further under floor areas.

The property has off-street parking on a private drive which gives access to the garage set to the side. A front garden with side access & to the rear a low maintenance enclosed rear garden.

ENTRANCE LOBBY

HALL

LOUNGE 13'5 x 11'9 (4.09m x 3.58m)

DINING ROOM 11'8 x 6'11 (3.56m x 2.11m)

KITCHEN 10'5 x 9'4 max (3.18m x 2.84m max)

BEDROOM ONE 13'5 x 11'10 max (4.09m x 3.61m max)

BEDROOM TWO 11'7 x 9'5 (3.53m x 2.87m)

INNER HALL 11'10 x 6'11 (3.61m x 2.11m)

BATHROOM 9'1 x 4'3 (2.77m x 1.30m)

FIRST FLOOR

BEDROOM THREE 16'6 x 16' max (5.03m x 4.88m max)

LOWER GROUND FLOOR

WASHROOM/UTILITY 22'9 x 7'10 max in part 6' wide (6.93m x 2.39m max in part 1.83m wide)

GARAGE 14'4 x 7'7 (4.37m x 2.31m)

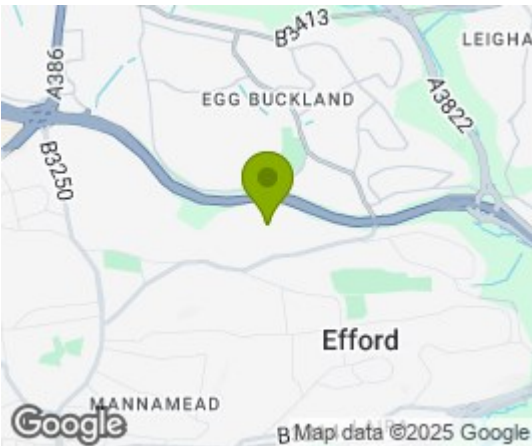
COUNCIL TAX

Plymouth City Council
Council Tax Band: D

SERVICES

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

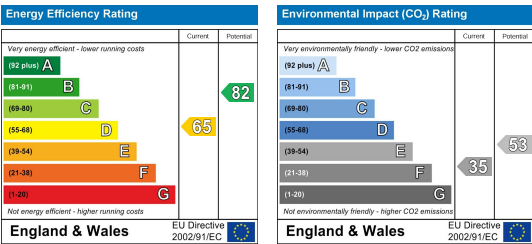
Area Map



Floor Plans



Energy Efficiency Graph



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