

**FOR SALE**

Price: Offers in Excess of £250,000



**Alan Cummings**  
estate agents & valuers

**38 Efford Crescent, Higher Compton, Plymouth, PL3 6NH**



- **Most spacious and well-proportioned 1930's semi-detached house**
- **Generous sized light and airy three storey accommodation**
- **Upgraded, improved and maintained to a high standard**
- **uPVC double glazing and gas central heating**
- **28ft lounge/dining room, 18ft kitchen/breakfast room**
- **Three double bedrooms, study, bathroom/wc**
- **Lower ground floor, utility room, wc**
- **Extensive cellar and den**
- **Large plot with front garden, garage**
- **Delightful long south westerly facing enclosed back garden**

**THE PROPERTY** A most spacious and well-proportioned family home, originally built in the 1930's, and providing well-proportioned light and airy accommodation, which is laid out over three storeys. The property has been owned by the present owners for many years, maintained and looked after to a high standard, upgraded and improved. Works have included re-rendering and pebble dashing of the outside rear walls, and landscaping of the long south westerly facing enclosed back garden.

The property has the benefit of quality uPVC double glazing and gas fired central heating, it provides a well-proportioned family home. On the ground floor with spacious interconnected lounge and dining room, a generous sized fitted kitchen/breakfast room, at first floor level with three double bedrooms, and a study which potentially might be used as a fourth bedroom, and a well-appointed family bathroom. At lower ground floor, accessed from the outside a wc, utility room, large cellar/store and den.

The property has a front garden, the use of a shared drive which gives access to a garage set to the rear and a relatively long landscaped back garden.

#### **LOCATION**

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

**STORM PORCH** Pvc front door into:

**HALL** 17' 4" x 5' 7" (5.28m x 1.7m) overall. Useful under stairs storage cupboards.

**LOUNGE/DINING ROOM** 28' 6" x 12' 5" max (8.69m x 3.78m) The lounge having focal feature fireplace with timber surround and reproduction hearth. Wide archway to the rear set dining room.

**KITCHEN/BREAKFAST ROOM** 17' 8" x 9' 2" max (5.38m x 2.79m) Modern fitted with a good range of cupboard and drawer storage set in wall and base units, granite polished worksurfaces with tiled splashbacks, inset one and half bowl sink unit, quality integrated appliances include 'Neff Schott Ceran' four ring variable sized induction hob, with extractor hood over, upright fridge/freezer, Neff dual over/grill. Door to:

**REAR PORCH** 6' 3" x 2' 9" (1.91m x 0.84m) Door opening to the rear garden.

#### **FIRST FLOOR**

**LANDING** Window to the side.

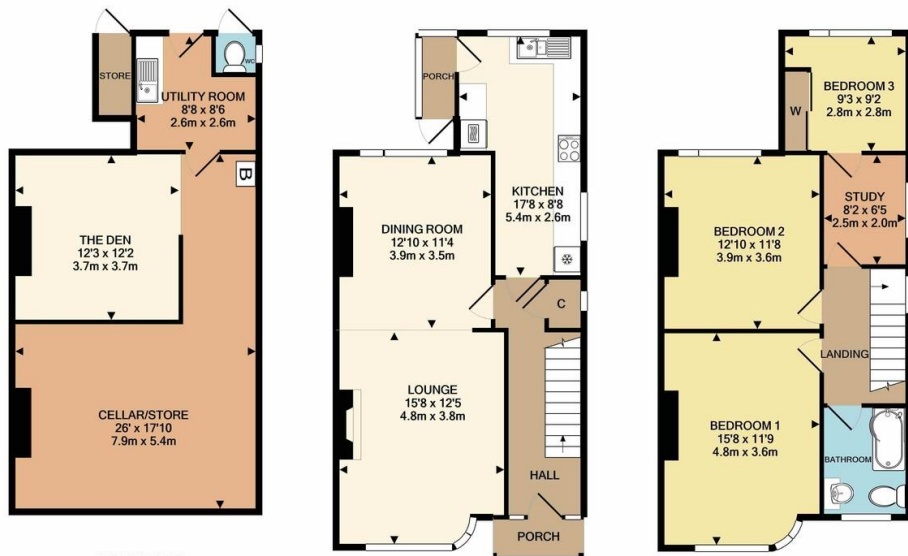
**BEDROOM ONE** 15' 9" x 11' 9" (4.8m x 3.58m) Spacious double room with window to the front.

**BEDROOM TWO** 12' 10" x 11' 8" (3.91m x 3.56m) Picture window to the rear. Long views.

**BATHROOM** Quality white modern suite with 'P'-shaped panelled bath having curved shower screen, shower over, close coupled wc, vanity wash hand basin with cupboard under, chrome ladder radiator.

**STUDY** 8' 2" x 6' 5" (2.49m x 1.96m) Window to the side. Door into:

**BEDROOM THREE** 9' 3" x 9' 2" (2.82m x 2.79m) Fitted wardrobe. Window to the rear with long views.



BASEMENT LEVEL  
APPROX. FLOOR  
AREA 944 SQ.FT.  
(50.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 559 SQ.FT.  
(51.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1704 SQ.FT. (158.3 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**LOWER GROUND FLOOR**

**OUTSIDE WC  
STORE**

**UTILITY ROOM** 8' 8" x 8' 6" (2.64m x 2.59m) Sink set in worksurface. Space and plumbing for washing machine, tumble dryer and space for fridge and freezer. Door into:

**CELLAR/STORE** An extensive area some 25ft deep and running the width of the property, with '6'6" good head height at the entrance and lowering towards the front. Worcester gas fired boiler servicing central heating and domestic hot water.

**THE DEN** 12' 2" x 12' 2" (3.71m x 3.71m) Partitioned off with raised platform.

**EXTERNALLY** Gate opens into a path leading up to the front door, with a lawned front garden. A shared drive provides access to the rear set garage, which is single sized. To the rear of the property a delightful long enclosed landscaped back garden, laid out on a series of terraces, featuring sandstone paved patios, raised flower bed on one side and at the end a lawned garden. From the back long views in a south westerly direction.

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