

FOR SALE

Price £260,000



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estate agents & valuers

24 Turret Grove, Mutley, Plymouth, PL4 7BJ



- **Most well presented characterful home**
- **Comprehensively upgraded, improved and refurbished**
- **Generously proportioned three storey accommodation with loft conversion**
- **uPVC double glazing and gas central heating**
- **Lounge**
- **Dining room**
- **Modern fitted kitchen**
- **Four bedrooms**
- **Ensuite shower room/wc**
- **Luxuriously fitted spacious bathroom/wc**
- **Walled rear courtyard garden**
- **Popular residential area**

THE PROPERTY Believed to have been built in the Victorian period, extensively upgraded, improved and refurbished by professional trade persons. The property taken back to the original walls, re-plastered and with new decorations. Upgraded with quality kitchen fittings, well appointed with a sumptuous and spacious bathroom, and ensuite shower room to the top large bedroom. A property that truly must be viewed in order to be fully appreciated.

LOCATION Occupying a convenient position on this established residential area of Mutley, and with a good variety of local services and amenities found nearby, including those on Mutley Plain. A short distance from the city and with closeby connections to major routes in other directions.

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.

Front door with double glazed window over, opens into:

GROUND FLOOR

ENTRANCE LOBBY 4' 0" x 3' 0" (1.22m x 0.91m)
Dado rail with panelling under.

HALL Coved ceiling, arch with corbels, staircase with carpeted treads, timber newel posts, rails and banister rises and turns to the first floor. A run of useful under stairs storage cupboards.

LOUNGE 15' 7" x 11' 8" (4.75m x 3.56m) max
Fireplace with white marble surround and fitted stove.
Coved ceiling and ceiling rose.

DINING ROOM 13' 0" x 9' 4" (3.96m x 2.84m)
Window to the rear.

KITCHEN 12' 5" x 10' 0" (3.78m x 3.05m) Window overlooking the rear courtyard and with long views beyond. Quality modern fitted kitchen with an excellent range of cupboard and drawer storage set in wall and base units along three sides, roll edge worksurfaces, metro style splashbacks, Schock composite sink unit with adjustable head mixer tap, Zanussi four ring gas hob, glass splashback and illuminated extractor hood over. Integrated washer dryer, integrated automatic dishwasher, oven and microwave, space for American style fridge/freezer. Cupboard housing the Biasi gas fired boiler servicing central heating and domestic hot water. Double glazed door to the rear.

FIRST FLOOR

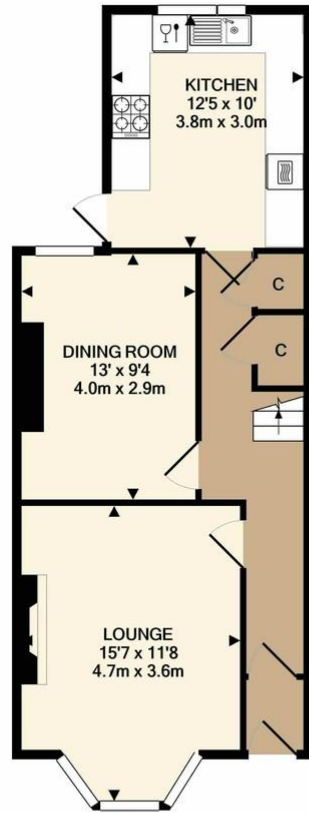
LANDING

BATHROOM 12' 0" x 10' 0" (3.66m x 3.05m)
Luxuriously appointed with quality fittings, Roca wash hand basin with cupboard under, and wc with concealed plumbing, corner shower with handheld shower and overhead douche spray, double sized spa bath with mixer tap, multiple jets.

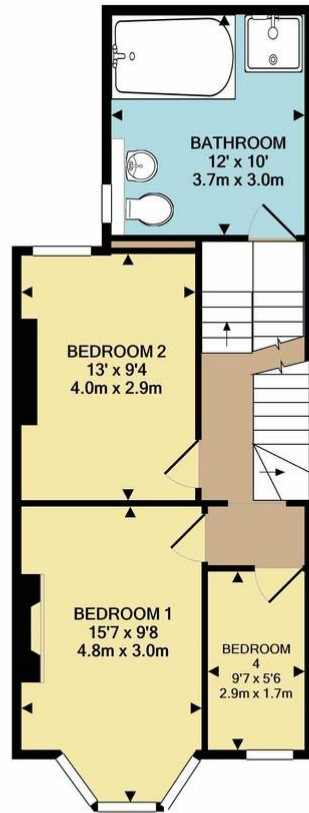
BEDROOM ONE 15' 7" x 9' 8" (4.75m x 2.95m)
Bay window to the front. Focal feature period fireplace.

BEDROOM TWO 13' 0" x 9' 4" (3.96m x 2.84m)
Window to the rear. Coved ceiling.

BEDROOM FOUR 9' 7" x 5' 6" (2.92m x 1.68m)
Window to the front.



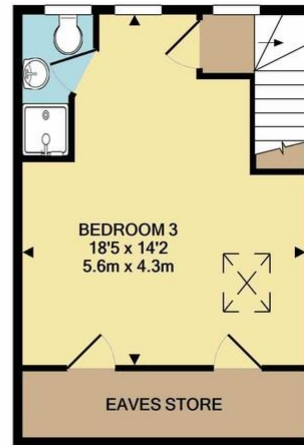
GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1387 SQ.FT. (128.8 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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2ND FLOOR
APPROX. FLOOR
AREA 335 SQ.FT.
(31.1 SQ.M.)

SECOND FLOOR

LANDING Window to the rear. Long views.

BEDROOM THREE 18' 5" x 14' 2" (5.61m x 4.32m) overall Window to the rear with long views and velux double glazed roof light to the front, also with views, spacious room with door to:

ENSUITE SHOWER ROOM Obscured glazed window to the rear. White close coupled wc, pedestal wash hand basin, shower with Triton electrically heated shower.

EXTERNALLY Small area to the front and landscaped walled rear courtyard garden.

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