

**FOR SALE**

Guide Price £250,000 - £260,000



**Alan Cummings**  
estate agents & valuers

**9 Ingra Road, Higher Compton, Plymouth, PL3 5LG**



- **Most well presented characterful home**
- **Late Victorian two storey mid-terraced house**
- **Spacious lounge, with fireplace**
- **Good sized separate dining room**
- **Breakfast room with wood burning stove**
- **Quality modern fitted kitchen, downstairs wc**
- **Four double bedrooms**
- **Modern family bathroom/wc**
- **Front garden and delightful walled rear courtyard garden**
- **Convenient closeby shops**
- **Popular primary school**
- **Closeby bus stops**

**THE PROPERTY** A most well presented and characterful period built mid-terraced house, which is understood to date back to the late Victorian era. The property extensively ungraded, improved and refurbished over the years, and maintained to a high standard. Recent improvements, including re-rendering of the front elevation. Having the benefit of quality uPVC double glazing and gas fired central heating with a modern Worcester boiler, which is about two years old.

The property retaining an attractive variety of period and characterful features, such as old panelled doors, picture and dado rails, period fireplaces, leaded stainless glass windows and these complimented by a host of modern conveniences which include gas fired central heating with a modern Worcester boiler and uPVC double glazing throughout.

Providing a generously proportioned family home, having two spacious reception rooms, good sized separate breakfast room, which has space for a dining table, fireplace and wood burning stove, quality modern fitted integrated kitchen with tucked away utility area. At first floor level, laid out with four double bedrooms and a well appointed family bathroom/wc. Externally with a low maintenance front garden and to the rear a delightful walled courtyard laid out for minimal maintenance.

**LOCATION** Found at the heart of Higher Compton with a good range of local services and amenities closeby including bus stops running into town, a choice of convenient stores, garage filling station, post office, church, a choice of pubs and with an excellent primary school, Compton having an outstanding Ofsted. A nearby secondary school, Egguckland. Level closeby walks and conveniently positioned for easy access into the city and closeby connection 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.

Substantial panelled front door with two double glazed lights and window over into:

**GROUND FLOOR**

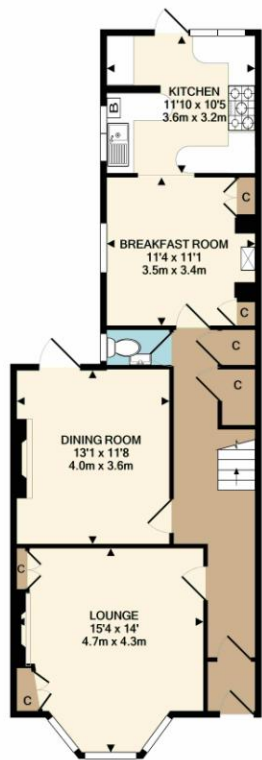
**ENTRANCE LOBBY** 4' 0" x 3' 10" (1.22m x 1.17m) Dado rail. Timber panelled door with leaded glazed light and leaded glazed window over into:

**HALL** High coved ceiling with arch having decorative corbels, staircase with carpeted treads rises in a straight run to the first floor, timber turned and carved newel posts, hardwood banister and turned spindles. Run of useful understairs storage cupboards, the third with space suitable for an upright fridge/freezer.

**LOUNGE** 15' 4" x 14' 0" max (4.67m x 4.27m) Wide bay window to the front. Focal feature fireplace with timber surround, cast iron fireback, fitted coal effect gas fire and marble polished hearth. Useful built-in cupboards to either side of the chimney breast with shelving above. Picture rail.

**DINING ROOM** 13' 1" x 11' 8" (3.99m x 3.56m) uPVC double glazed French style door overlooking and opening to the rear courtyard garden. Focal feature fireplace with cast iron fireback, slate hearth, timber panelled surround and matching panelling running around the room. Coved ceiling with ceiling rose.

**WC** Obscured glazed window to the side. White modern suite with close coupled wc and vanity wash hand basin with cupboard under.



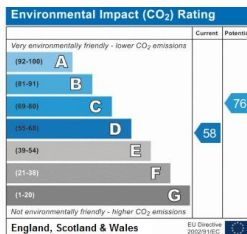
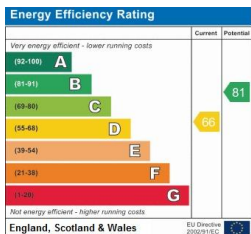
GROUND FLOOR  
APPROX. FLOOR  
AREA 748 SQ.FT.  
(69.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 676 SQ.FT.  
(62.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1423 SQ.FT. (132.2 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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**BREAKFAST ROOM** 10' 4" max x 11' 1" (3.15m x 3.38m) Window to the side. Fireplace with high timber over mantle and free standing solid fuel stove. Built-in cupboards to either side of the chimney breast. Arch into:

**KITCHEN** 11' 10" x 10' 5" (3.61m x 3.18m) Light and airy with windows to the side and rear and double glazed back door opening to the back. Modern fitted quality kitchen with an excellent range of cupboard and drawer storage set in wall and base units, composite worksurfaces, with tiled splashbacks and stainless steel under mounted sink with chrome mixer tap. Worcester gas fired boiler servicing central heating and domestic hot water, space for dishwasher, and utility area with space for washing machine. HiLite Range style cooker with illuminated extractor hood over. Various lighting including downlighters and under unit lighting.

**FIRST FLOOR**

**LANDING** Timber balustrading to stairwell. high level double glazed window to the rear. Large access hatch with pull down ladder opens to insulated loft, which is partially boarded for storage and potential for loft conversion.

**BEDROOM ONE** 12' 10" x 11' 8" (3.91m x 3.56m) Window to the rear. Focal feature fireplace with period cast iron fireback. Ceiling rose and picture rail.

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

**BEDROOM THREE** 12' 10" x 9' 1" (3.91m x 2.77m) Window to the front. Coved ceiling. Picture rail.

**BEDROOM FOUR** 9' 8" x 8' 10" (2.95m x 2.69m) Window to the front. Picture rail.

**BATHROOM** Two patterned obscured glazed windows to the side. Quality white modern suite with P-shaped panelled bath, with side set mixer tap, separate shower mixer, handheld shower and overhead douche spray, shower screen. Mode close coupled wc and vanity wash hand basin with cupboard under. aqua wall panels, ceiling with downlighters and extractor fan.

**EXTERNALLY** Decorative pedestrian iron gate opens into a tiled path which leads up to the front door. Set back from the street and pavement, with low maintenance front garden, covered with decorative stone chippings.

To the rear a delightful walled enclosed courtyard garden, low maintenance with paving and enclosed by brick and limestone walling to the end. Pedestrian gate to the rear. Clothes washing line.

**TENURE FREEHOLD COUNCIL TAX BAND B**

**OFFICE**

10-12 Eggbuckland Road  
Henders Corner, Mannamead  
Plymouth, PL3 5HET: 01752 664125 E: [enquiries@alancummings.co.uk](mailto:enquiries@alancummings.co.uk)  
W: [www.alancummings.co.uk](http://www.alancummings.co.uk)

