

**FOR SALE**

**Price £195,000**



**Alan Cummings**  
estate agents & valuers

**19 Therlow Road, Higher Compton, Plymouth, PL3 6NZ**



- **1970's Built Semi-Detached House**
- **Light and airy well-presented home**
- **uPVC double glazing**
- **Gas central heating**
- **Hall Lounge**
- **Dining Room**
- **Modern fitted integrated Kitchen**
- **3 Bedrooms**
- **Well-appointed modern fitted bathroom/wc**
- **Generous size rectangular shaped plot**
- **Parking on long private Drive**
- **Garage**
- **Garden to front, good size to rear**

### THE PROPERTY

A semi-detached house which is believed to have been built in the 1970's and which has in the past had the benefit of updating and refurbishment. Now providing a light and airy well-presented and comfortably appointed home which has uPVC double glazing, gas fired central heating, cavity wall and loft insulation and a partial re-wire with a new consumer unit.

The property stands on a generous size plot, one of the longer plots within the street and having a long private drive with space for three or four vehicles in line and this giving access to a garage set to the rear.

### LOCATION

Found here in a popular mainly residential area of Higher Compton where there are a variety of local services and amenities found nearby. The position convenient for access into the city and close by connection to major routes in other directions.

PVC part double glazed front door with adjoining matching window panel into:

### GROUND FLOOR

**HALL** 14' 0" x 5' 11" (4.27m x 1.8m) overall Ceiling light point. Smoke detector. Staircase with carpeted treads rises in a straight run to the first floor. Open understairs area with mains electric consumer unit. Telephone point.

**LOUNGE** 14' 2" x 10' 7" (4.32m x 3.23m) Wide picture window to the front elevation. Ceiling light point. T.V. aerial and telephone points.

**DINING ROOM** 9' 10" x 8' 11" (3m x 2.72m) Picture window overlooking the back garden. Ceiling light point. Door to:

**KITCHEN** 10' 3" x 7' 7" (3.12m x 2.31m) Two windows and double glazed door overlooking the back garden. A quality fitted kitchen with an excellent range of integrated cupboard and drawer storage set in wall and base units. Roll edge work surfaces with splashback. Inset stainless steel sink with chrome mixer tap. Quality integrated appliances include 'Zanussi' electric oven and four ring variable size 'Schott Ceran' hob with splashback and extractor fan with light over. Lighting under the unit on varying power. Two spaces and plumbing suitable for an automatic washing machine and tumble dryer. 'LEC' fridge and adjoining separate 'LEC' freezer (both A+ rated). Four ceiling spotlamps.

### FIRST FLOOR

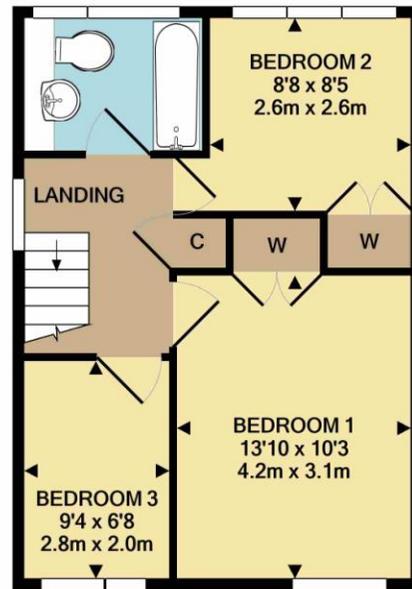
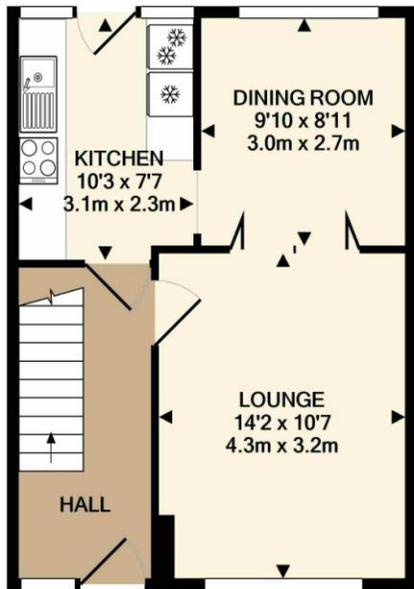
**LANDING** Window to the side elevation. Shelved storage cupboard. Access hatch to loft with pull down ladder giving access to loft which is partially floored for storage, insulated and has a wall mounted 'Worcester Bosch' gas fired boiler servicing the central heating and domestic hot water.

**BEDROOM 1** 13' 0" x 10' 3" (3.96m x 3.12m) Tall window to the front enjoying long views looking across the city towards Plymouth Sound and the Western Approaches in the distance. Ceiling light point. Built-in double wardrobe.

**BEDROOM 2** 8' 8" x 8' 5" (2.64m x 2.57m) Window overlooking the back garden. Ceiling light point. Built-in double wardrobe.

**BEDROOM 3** 9' 4" x 6' 8" (2.84m x 2.03m) overall. Window to the front with similar long views to bedroom 1.

**BATHROOM** 7' 11" x 5' 7" (2.41m x 1.7m) Patterned obscure windows to the rear elevation. Quality white new suite with 'Ideal Standard' fittings

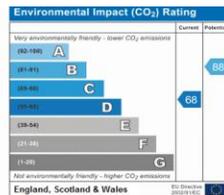
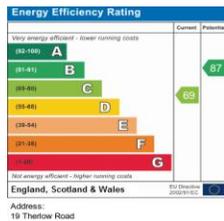


GROUND FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 395 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 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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including vanity wash hand basin with cupboard storage under. Close coupled wc with concealed cistern, mirror and wall cabinet over, panelled bath with side set mixer tap and 'Mira Excel' shower over heated off the boiler. Tiled splashbacks. Ceiling light point and extractor fan.

### EXTERNALLY

A long concrete drive provides off street parking for three vehicles in line and gives access to the garage set to the rear. Set back from the street and pavement by an open plan lawned front garden with a number of ornamental bushes and shrubs.

To the rear a good sized back garden with paved patio area, lawn and borders. Wall, fence and hedge boundaries.

**GARAGE** 18' 10" x 8' 0" (5.74m x 2.44m) approx. internal measurements. Metal up and over door to the front and pedestrian door to the side.

**FLOOR COVERINGS** The quality fitted new floor coverings as seen are included in the sale price.

**TENURE: Freehold COUNCIL TAX BAND: C**

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