

FOR SALE

Price £230,000



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42 Blandford Road, Lower Compton, Plymouth, PL3 5DU



- Well presented comfortably appointed home
- Spacious extended end terraced house, built in the 1930's
- uPVC double glazing, gas central heating
- Long hall, downstairs wc, lounge
- Large 22ft fitted kitchen/dining room,
- Utility room
- Three good sized bedrooms
- New bathroom/wc
- Long rectangular shaped plot
- Front garden, side access, southerly facing landscaped low maintenance rear garden
- Established residential area and good local services
- No chain

THE PROPERTY A most well presented end of terrace house built in the 1930's, which has been extensively upgraded, improved and refurbished and now provides a comfortable appointed and welcoming home. The property benefiting from re-decoration and various new floor coverings.

The accommodation with long hallway, useful downstairs wc, which houses the Worcester gas fired boiler. A front set lounge with coal effect gas fire, spacious and impressive large kitchen/dining room to the rear, incorporating fitted kitchen with Neff appliances, dining area and sitting/snug area. Useful utility room. At first floor level a landing, light and airy with window to the side, a newly fitted bathroom and three good sized bedrooms.

The property stands on a rectangular shaped plot with front garden, side access, and to the rear a southerly facing back garden, low maintenance with two patios, shed, and rear access.

LOCATION Found in this popular established residential area of Lower Compton with a variety of local services close by in Compton, Mannamead and Hartley. The position convenient for access into the city and close by 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.

Pvc part double glazed front door with adjoining window opens into:

GROUND FLOOR

HALL 15' 2" x 5' 11" (4.62m x 1.8m) overall. Staircase with carpeted treads rises in a straight run to the first floor. Useful understairs storage cupboard houses the gas meter, electric meter and consumer unit.

WC White modern wc and corner wash hand basin. Wall mounted Worcester 25si gas fired boiler serving central heating and domestic hot water.

LOUNGE 15' 5" x 10' 5" (4.7m x 3.18m) Bay window to the front. Coved ceiling. Focal feature recessed hole in the wall coal effect gas fire.

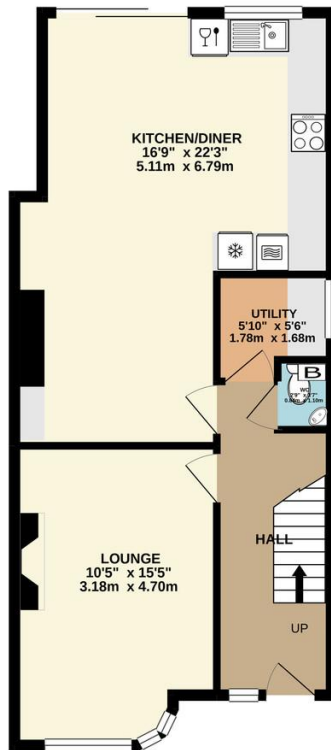
KITCHEN/DINING ROOM 22' 3" x 16' 9" max (6.78m x 5.11m) 'L-shaped' Incorporating spacious modern fitted integrated kitchen, together with dining room and seating area. A modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units, worksurfaces with matching upstand, inset stainless steel sink, quality integrated appliances include Neff four ring Schott Ceran hob with illuminated extractor hood over, Neff dual oven/grill, Neff microwave and Eco integrated automatic dishwasher. Range of downlighting. Tiled flooring.

UTILITY ROOM 5' 10" x 5' 6" max (1.78m x 1.68m) Window to the side. Worksurface with two spaces and plumbing under suitable for washing machine and tumble dryer. Radiator. Coat hooks.

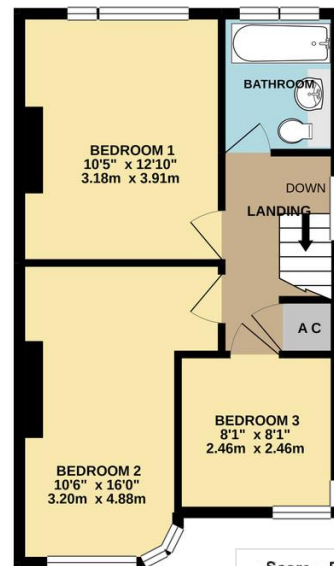
FIRST FLOOR

LANDING Window to the side. Built-in overstairs airing cupboard.

GROUND FLOOR
567 sq.ft. (52.7 sq.m.) approx.

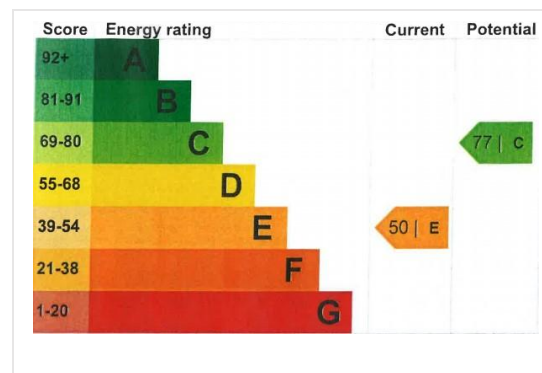


1ST FLOOR
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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BEDROOM ONE 12' 10" x 10' 5" (3.91m x 3.18m)
Picture window overlooking the southerly facing back garden.

BEDROOM TWO 16' 0" x 10' 6" (4.88m x 3.2m)
Picture window to the front. Long views over Compton.

BEDROOM THREE 8' 1" x 8' 1" (2.46m x 2.46m)
Corner window to the front and side. Open views.

BATHROOM Patterned obscured glazed window to the rear. quality white as new suite with panelled bath with mixer tap and Mira Atom thermostatically controlled shower, shower screen and tiled splashback. A unit incorporating vanity wash hand basin with mixer tap and cupboard under and close coupled wc with concealed plumbing. Matching wall cupboard. Chrome ladder radiator.

EXTERNALLY A low maintenance terraced front garden covered with decorative stone chippings. A side access pathway continues to the rear.

A level paved area next to the property, and the main level patio laid garden, 4ftx18ft8 overall, ideal for alfresco entertaining. Useful garden store 12ftx9ft approx.

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