



## Randwick Park Road, Plymouth, Devon, PL9

**Offers Over: £220,000**

*Freehold*

This handsome three-bedroom semi-detached property is positioned in one of Plymouth's most desirable locations close to local shops, bus routes and schools. The home was previously rented and has now undergone a total redecoration throughout and is ready to be sold with no onward chain. The property has been adapted in the past and has a quirky layout comprising of two reception rooms, a further conservatory, large side porch, kitchen, and ground floor WC. Upstairs, there are three double bedrooms and a family bathroom. With slight adjustments, one could easily transform the property even further into a stunning contemporary, spacious and free-flowing family home. There is a good-sized driveway at the front but better yet a substantial south-facing garden at the rear which offers immense scope for extending the property. EPC: E

## **Accommodation**

**Side Porch** 11'6" x 5'5" (3.5m x 1.65m). Tiled flooring, doors to front and rear, double glazed windows to front and side, wall mounted radiator, door into:



**Hall** 5'10" x 1'11" (1.78m x 0.58m). Carpet flooring, two cupboards, doors into:



**WC** Tiled flooring, part tiled walls, low level WC, double glazed window to side.

**Living Room** 13'2" x 11'6" (4.01m x 3.5m). Carpet flooring, wall mounted radiator, fireplace, double glazed window to front, door leading to stairs.

**Dining Room** 10'11" x 10' (3.33m x 3.05m). Laminate flooring, wall mounted radiator, double glazed window, and door into conservatory, leads into:



**Kitchen** 9'7" x 7'4" (2.92m x 2.24m). Max measurements. Tiled flooring, part tiled walls, range of matching wall and base units, roll-edged worktops, Belfast sink, Range oven, space and plumbing for washing machine, wall mounted Combi boiler, double glazed window to rear.





**Conservatory** 10' x 6'8" (3.05m x 2.03m). Carpet flooring, double glazed windows to both sides and rear, double glazed door to side.

**Landing** Carpet flooring, double glazed window to side, loft access, doors into:

**Bedroom** 11'6" x 10'6" (3.5m x 3.2m). Carpet flooring, wall mounted radiator, double glazed window to front with views over Dartmoor.

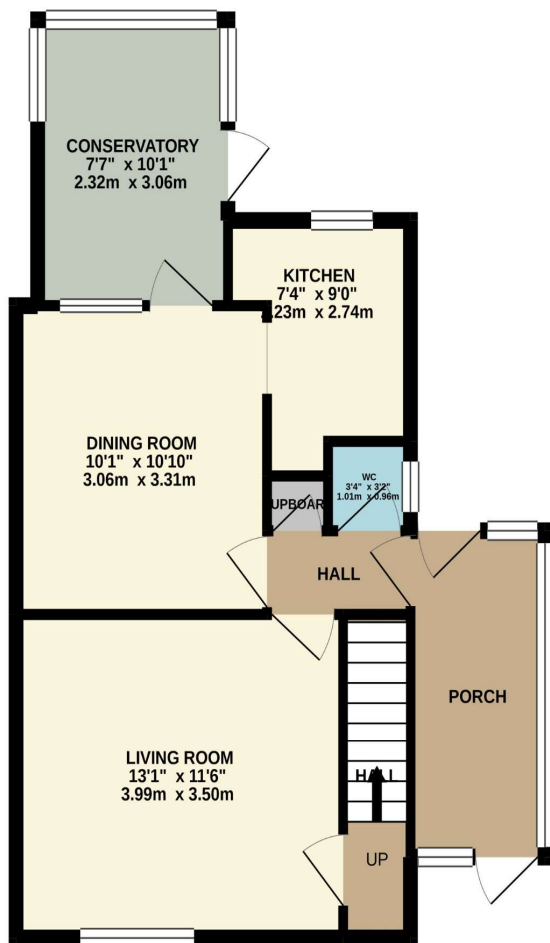
**Bedroom** 11'9" x 7'9" (3.58m x 2.36m). Carpet flooring, wall mounted radiator, double glazed window to side.

**Bedroom** 10'11" x 8'2" (3.33m x 2.5m). Max measurements. Laminate flooring, wall mounted radiator, double glazed window to rear, cupboard.

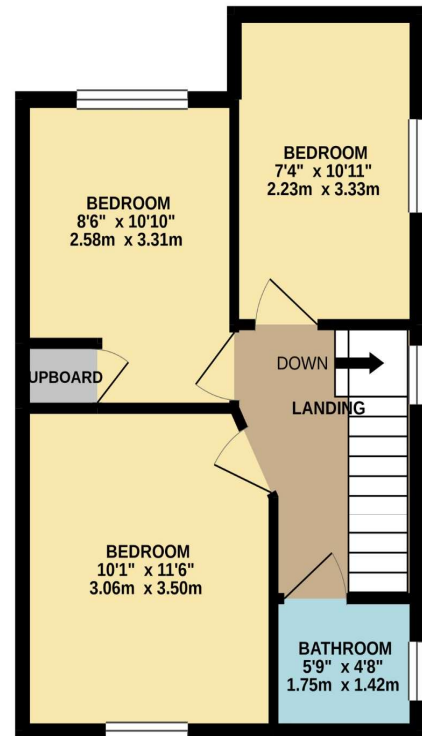
**Bathroom** 5'6" x 4'8" (1.68m x 1.42m). Carpet flooring, part tiled walls, bath with mixer taps over, shower over bath, wash hand basin, wall mounted radiator, double glazed window to side.

**Outside** Property has front side and rear gardens. The front is laid to driveway and has parking for at least two vehicles. Gated side access then leads to a substantial south facing rear garden. Neighbouring properties have utilised the size of the garden with a generous property extension. The garden is an absolute suntrap and is fully enclosed, with two sheds and perfectly suited to a family.

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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

**Pilkington Estates - Plymouth**  
Third Floor, Unit 7, Sutton Harbour, Plymouth  
Devon, PL4 0DN

T: 01752 729777  
E: jon@pilkingtonestates.co.uk  
[www.pilkingtonestates.co.uk](http://www.pilkingtonestates.co.uk)

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Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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