



Upton Close, Plymouth, Devon, PL3

Offers Over: £180,000

Freehold

This delightful three-bedroom family home in Higher Compton would be described as many as the most perfect first-time buy. The surrounding area has always proven to be incredibly popular to younger and older buyers alike due to impeccable local schools, transport links and its close commute to nearby shops. The property has been well looked after and is immaculate throughout with two reception rooms, spacious conservatory, kitchen, and utility area on the ground floor. Upstairs the property benefits from three good-sized bedrooms and a recently installed modern shower room. Outside both the front and rear garden have undergone landscaping with a contemporary south-facing tiered garden at the front, and a delightful rear garden with ample space for children to enjoy or any green-fingered home owner to cherish and make their own. EPC: TBC

Accommodation

Entrance Porch Carpet flooring, double glazed windows to side and front, double glazed door to side, wall mounted radiator, carpet flooring, stairs to first floor, door into:

Living Room 12'4" x 12'1" (3.76m x 3.68m). Hardwood flooring, double glazed window to front, wall mounted radiator, open fire with fireplace surround, TV point, leads into:

Dining Room 10'4" x 7'1" (3.15m x 2.16m). Hardwood flooring, wall mounted radiator, sliding doors into conservatory, leads into:

Kitchen 10'4" x 7'7" (3.15m x 2.3m). Fitted kitchen with a range of matching wall and base units, roll-edged worktops, integrated 1 1/2 bowl stainless steel sink and drainer unit, integrated gas hob, integrated double electric eye level oven, space and plumbing for washing machine, wall-mounted Combi-boiler, large cupboard, double glazed window to rear, part tiled walls, leads into:

Conservatory 9'7" x 7'8" (2.92m x 2.34m). Hardwood flooring, double glazed windows to sides and rear, double glazed door to side.

Utility Area 14'5" x 5'8" (4.4m x 1.73m). Two double glazed windows to side, double glazed window to rear, double glazed door to front, vinyl flooring, roll-edged worktop with base units underneath, space and plumbing for washing machine, space and plumbing and plumbing for dishwasher, space for American style fridge-freezer.





First Floor Landing 7'4" x 5'7" (2.24m x 1.7m). Carpet flooring, double glazed window to side, loft access, doors into:

flooring, low level WC, wash hand basin vanity unit, curved double shower cubicle, double glazed window to side, wall mounted heated towel rail.

Bedroom 11'11" x 9'3" (3.63m x 2.82m). Carpet flooring, wall mounted radiator, double glazed window to front, fitted wardrobes.

Outside The front garden has been landscaped and laid to well-presented stone chipped levels. This element of the garden is south facing and a real suntrap. Side access the leads into the rear garden which is a generous size and beautifully presented. The rear garden is laid to patio and then further lawn. The garden has a variety of flower beds, small trees and bushes and a pretty outdoor space.

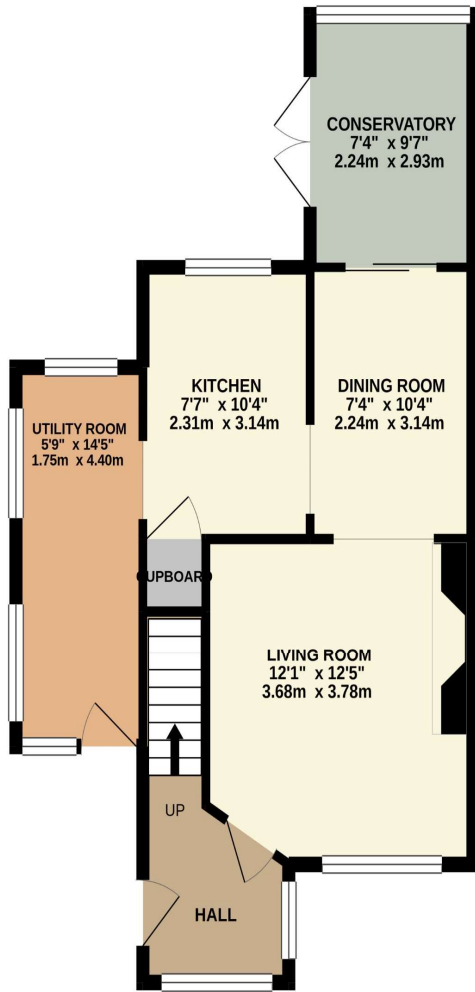
Bedroom 10'10" x 9'3" (3.3m x 2.82m). Carpet flooring, wall mounted radiator, double glazed window to rear, fitted wardrobes.

Bedroom 8'8" x 5'7" (2.64m x 1.7m). Max measurements. Carpet flooring, double glazed window to front.

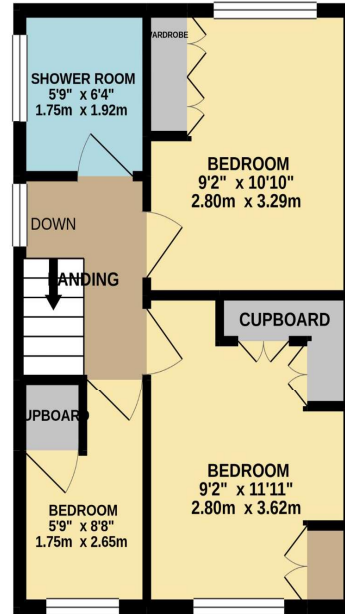
Garage in Block There is a garage in a block a short distance from the property with up and over door and parking in front.

Shower Room 6'4" x 5'7" (1.93m x 1.7m). Recently fitted shower room with vinyl

GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



1ST FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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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