



## Furzehill Road, Plymouth, PL4 Offers Over: £200,000

*Freehold*

A beautiful, fully renovated period property in a fantastic central location. This property offers tasteful, well designed accommodation arranged over two floors with a blend of contemporary and original features. With a high specification finish, and the most gorgeous fixtures and fittings throughout, this property is ready to move immediately in to.

The property comprises of a tastefully decorated living room and an equally charming dining room. Furthermore, the home offers a modern kitchen which has been finished to the highest of standards as well as a downstairs shower room which exudes luxury in every sense. On the first floor you'll find three well-proportioned bedrooms which will be beneficial for any family or buyer looking for comfortable living. Outside, the owners have input as much attention to detail as they have the property itself, with a well-designed contemporary rear garden arranged over two tiers, perfect for outdoor dining. EPC: TBC

## Rooms

**Porch** 3'3" x 3'10" (1m x 1.17m). Tiled flooring, Upvc double glazed door, wood door leading into entrance hall.

**Entrance Hall** Tiled flooring, access to all rooms on ground floor, stairs leading to first floor landing.

**Living Room** 12'1" x 12'10" (3.68m x 3.9m). Wood flooring, wall mounted gas radiator, double glazed bay windows, feature exposed brick fire place.

**Dining Room** 9'9" x 12'8" (2.97m x 3.86m). Wood flooring, wall mounted gas radiator, double glazed window to rear aspect.

**Kitchen** 8'11" x 8'2" (2.72m x 2.5m). Wood flooring, matching wall and base units, integrated electric oven with gas hob with extractor above, stainless steel sink & draining unit, double glazed windows to side aspect.

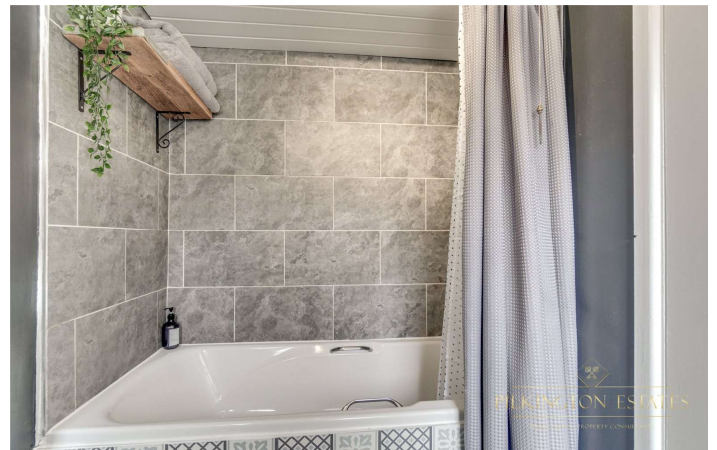
**Hallway** 8'2" x 2'7" (2.5m x 0.79m). Tiled flooring, space for washer / dryer, double glazed door leading to rear courtyard.

**Downstairs Shower Room** 8'2" x 5'1" (2.5m x 1.55m). Tiled flooring, low level Wc, wash hand basin with hot & cold mixer taps, bath with gas shower above, tiled walling, double glazed window to side aspect.

## Landing

**Bedroom** 13'3" x 12'7" (4.04m x 3.84m). Wood flooring, double glazed windows to front aspect, two built in cupboards.

**Bedroom** 8'10" x 13'3" (2.7m x 4.04m). Wood flooring, wall mounted gas radiator, double glazed window to rear aspect, built in storage cupboard.





### **Charges**

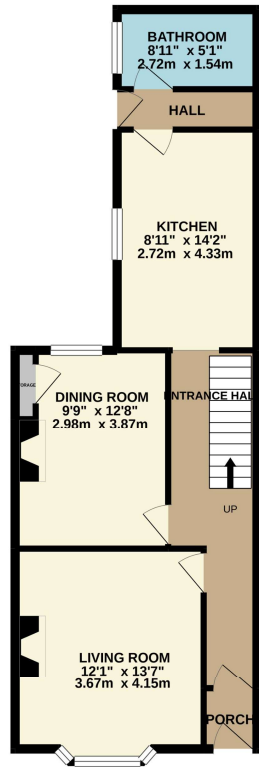
Council Tax Band: TBC

**Bedroom** 9'5" x 14'7" (2.87m x 4.45m). wood flooring, wall mounted gas radiator, double glazed window to rear aspect.

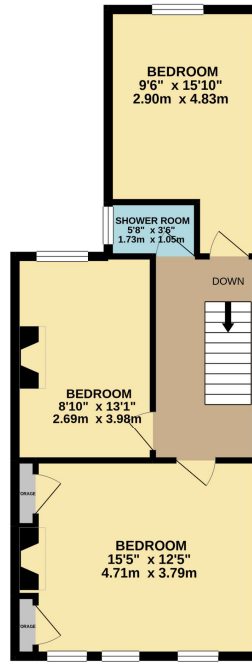
**Shower Room** 6'3" x 3'1" (1.9m x 0.94m). Wood flooring, low level WC, wash hand basin with mixer taps, walk in shower with gas shower head rain fall affect, double glazed window to side aspect.

**Outside** To the rear the property has been partially laid to artificial grass with a further raised decking area. Creating a low maintenance, enclosed rear garden.

GROUND FLOOR  
581 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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.  
Made with Metropix ©2021

## Directions

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

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

Jet Software Ltd. Registered in England and Wales - 09408958  
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.