

## Segrave Road, Plymouth, PL2 Offers Over: £270,000

*Freehold*

This splendid three-bedroom property exceeds every expectation and is substantially larger than first assumed. The gorgeous semi-detached home is incredibly unique with an entire third floor to the property situated below. The property now boasts undeniable versatility and offers a wealth of space to a growing family of any size.

The current owners have allowed for the lower ground floor to act as a potential annexe or conversely additional living space, with a plumbing for a bathroom and potential space for a kitchen / dining room. The entrance level offers two generous rooms, currently dressed as a living room the full length of the property with an abundance of light surging from the large windows either end and a spacious kitchen. Upstairs, there are two double bedrooms and a single room. The single utilised as a dressing room by the current owners, a family bathroom and WC. The home is complete with its own driveway, garage, and large rear garden. EPC: TBC

## Rooms

**Entrance Hall** Wood flooring, double glazed door to front aspect, access to living room, access to kitchen, storage cupboard, stairs leading to landing.

**Living Room** 12'2" x 19'1" (3.7m x 5.82m). Wood flooring, double glazed window to front and back aspects, door leading to dining room, Tv point.

**Kitchen** 10'10" x 10'8" (3.3m x 3.25m). Laminate flooring, matching wall and base units, space for fridge / freezer, space for washer / dryer, space for cooker, stainless steel sink and draining unit, double glazed window to rear aspect, double glazed door to side aspect, Storage cupboard.

**Landing** Carpet flooring, access to all rooms.

**Bedroom** 11'7" x 11'1" (3.53m x 3.38m). Wood flooring, double glazed window to front aspect, built in wardrobe space.

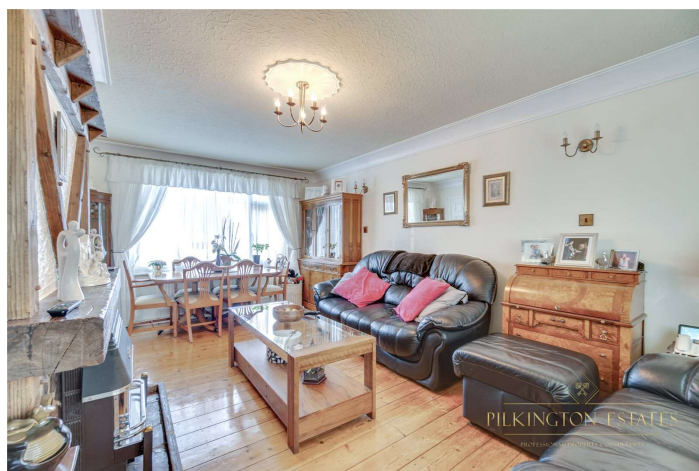
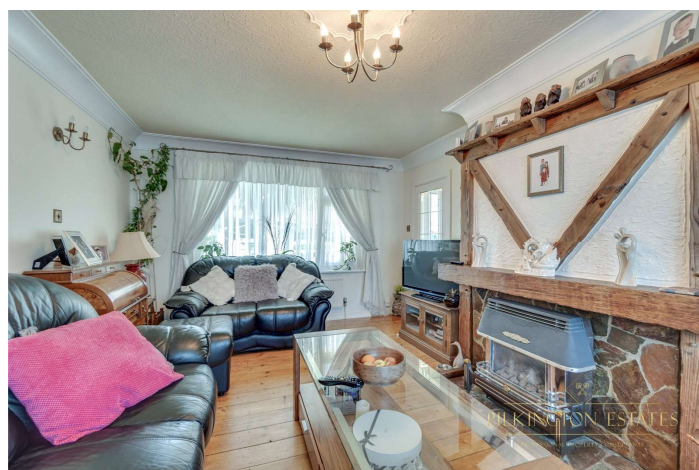
**Bedroom** 11'7" x 8' (3.53m x 2.44m). Carpet flooring, wall mounted gas radiator, double glazed window to rear aspect.

**Bedroom** 7' x 7'11" (2.13m x 2.41m). Carpet flooring, wall mounted gas radiator, double glazed window to front aspect, over stair storage cupboard.

**WC** 4'11" x 4'1" (1.5m x 1.24m). Wood flooring, low level Wc, double glazed window to rear aspect.

**Bathroom** 6'5" x 6'7" (1.96m x 2m). Wood flooring, bath with hot and cold mixer taps, ceramic wash hand basin with hot and cold mixer taps, double glazed window to side aspect.

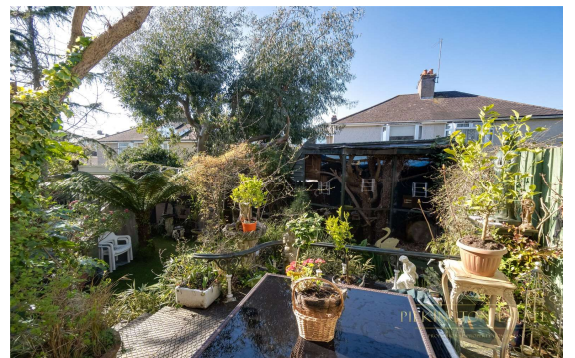
**Outside** To the rear the property has been tiered with plenty of greenery, underneath the property there is potential for a self-contained annexe or similarly can be converted to anything that suits the future buyer.



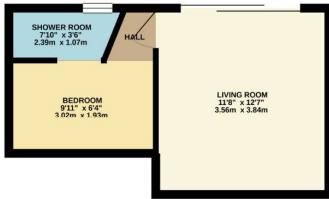


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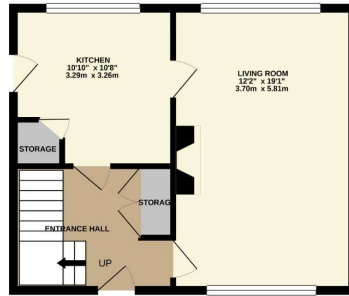
**Charges**  
Council Tax Band: TBC



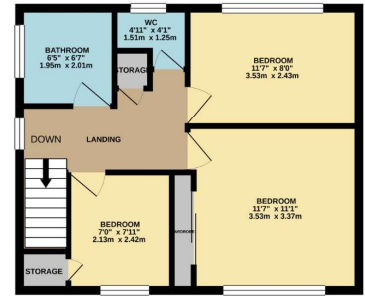
ANNEX  
245 sq.ft. (22.8 sq.m.) approx.



GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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