



Longview Terrace, Plymouth, PL3 Offers Over: £270,000

Set in the ever popular area of Higher Compton is this beautifully decorated and deceptively spacious property. Completely renovated over the years by the current owners, the home now seamlessly blends modern finishes with original character and charm. Downstairs, the free-flowing living room and dining room provides an abundance of natural light through large bay windows with sensational views across Compton and to Dartmoor, and has been wonderfully upgraded and dressed with features such as a magnificent log burning stove to provide a perfect space for both entertaining and socialising. In addition to the open plan space, this home provides a high specification and contemporary kitchen with luxury finishes such as underfloor heating, as well as a spacious and sunny conservatory which provides peace and tranquillity.

In addition to the open plan space, this home provides a high specification and contemporary kitchen with luxury finishes such as underfloor heating, as well as a spacious and sunny conservatory which provides peace and tranquillity. On the first floor, the property has been finished just as stylishly with three generously proportioned bedrooms that are all light, airy and spacious as well as a fresh four-piece family bathroom, again benefitting from extra finishes like underfloor heating. The highlight of the upstairs accommodation, however, is a sensational master bedroom set on the second floor of the property which has been finished to a breath-taking standard and boasts the same astonishing views as the living space. This home also offers the potential for a fifth bedroom, the garden level,

currently used as a gym and games room, has building regulations to be used as a bedroom. Externally, the home is completed perfectly with a sunny, south facing courtyard to the rear with off-road parking for two cars, as well as an expansive and fully enclosed garden to the front, providing a brilliant entertaining space in private and pretty surroundings. EPC: TBC

Rooms

Porch 5'10" x 4'1" (1.78m x 1.24m). Entrance porch with uPVC double glazed door to the front elevation providing access to the property. Wooden staircase leading down to Garden Level. Single glazed wooden doors providing access to entrance hall and solid wooden original floorboards.

Entrance Hall 11'11" x 5'8" (3.63m x 1.73m). Max measurements. Entrance hall with solid wooden original floorboards, wall mounted gas central heating radiator, carpeted stairs leading to first floor landing.

Living Room 13'11" x 13'7" (4.24m x 4.14m). Max measurements. uPVC double glazed windows to the front elevation arranged in a bay, wall mounted gas central heating radiator, solid wooden original floorboards, log burning stove and TV point.

Dining Room 12'3" x 11'11" (3.73m x 3.63m). Max measurements. Wall mounted gas central heating radiator, gas fireplace and solid original wooden flooring. Provides access into the conservatory.

Kitchen 16' x 7'9" (4.88m x 2.36m). Max measurements. Modern and fully fitted kitchen with a range of matching wall and base units in white high gloss with sharp edge work surfaces and metro tile splashbacks. Integrated stainless steel sink and draining unit with stainless steel hot and cold mixer tap over, double electric range oven with gas hob, stainless steel splashback and extractor fan. Space and plumbing for American fridge freezer, solid porcelain tiles. uPVC double glazed window to the rear elevation and uPVC double glazed patio doors to the side elevation, underfloor heating.

Conservatory 7'4" x 15'3" (2.24m x 4.65m). Conservatory with uPVC double glazed windows to the rear and side elevations, and uPVC double glazed patio doors to the side elevation, wall mounted contemporary style radiator and solid porcelain tiles.

Utility Room 5'3" x 4'8" (1.6m x 1.42m). Max measurements. Fitted utility with space and plumbing for washing machine and tumble dryer, sharp edge work surfaces and tiled splashbacks. uPVC double glazed window to the side elevation, solid porcelain tiles and underfloor heating.





built in storage, carpet flooring and TV point.

WC 5'3" x 2'7" (1.6m x 0.79m). Low level WC, ceramic wash hand basin with stainless steel hot and cold mixer tap over, vanity unit and wall mounted mirror. uPVC double glazed window to the rear elevation, solid porcelain tiles and underfloor heating.

Landing 9'1" x 7'11" (2.77m x 2.41m). Max measurements. Carpeted staircase leading to first floor landing providing access to three bedrooms, family bathroom and a further carpeted staircase leading to the second floor.

Bedroom 15'7" x 18'7" (4.75m x 5.66m). Master bedroom with double glazed Velux windows to the front and rear elevations, wall mounted gas central heating radiator and carpet flooring.

Bedroom 12'6" x 11'11" (3.8m x 3.63m). Max measurements. uPVC double glazed windows to the front elevation arranged in a bay, wall mounted gas central heating radiator and carpet flooring.

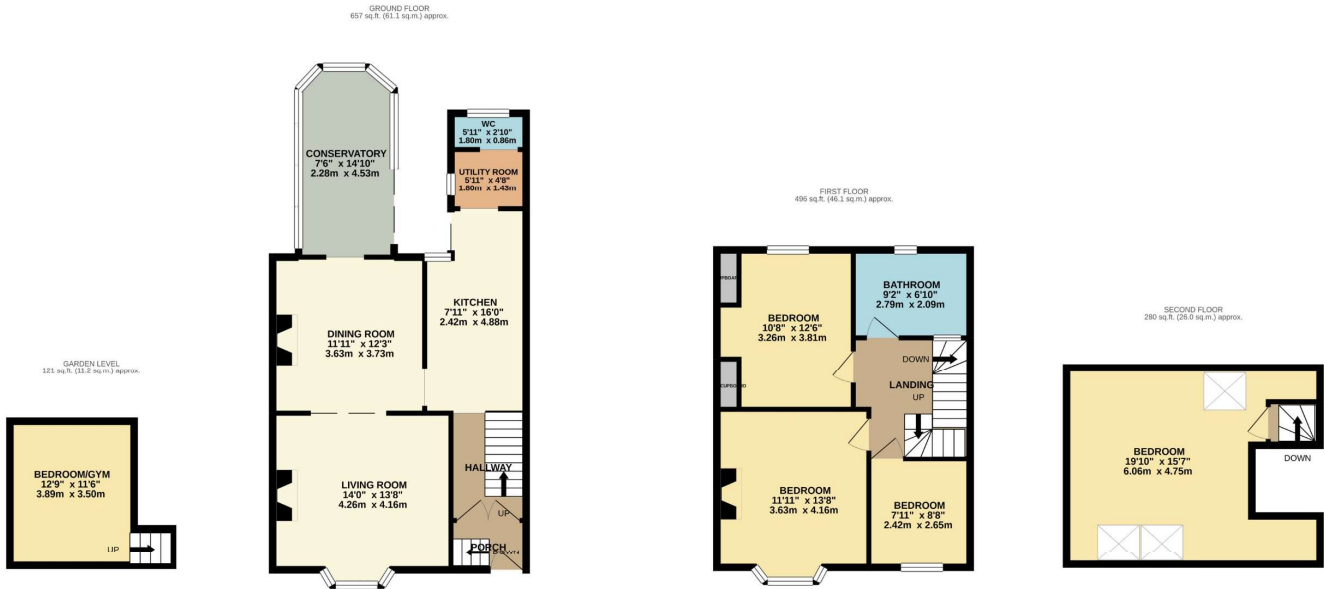
Bedroom 12'6" x 10'8" (3.8m x 3.25m). Max measurements. uPVC double glazed window to the rear elevation, wall mounted gas central heating radiator,

Bedroom 7'11" x 8'8" (2.41m x 2.64m). uPVC double glazed window to the front elevation, wall mounted gas central heating radiator, carpet flooring and TV point.

Bathroom 7'11" x 6'11" (2.41m x 2.1m). Fully fitted four piece bathroom with ceramic wash hand basin with stainless steel hot and cold mixer tap over, vanity unit and wall mounted mirror. Low level WC, walk in shower unit with stainless steel rainfall showerhead and bath with stainless steel hot and cold mixer taps over and handheld stainless steel shower head. Fully tiled walls and flooring, wall mounted stainless steel heated towel rail, uPVC double glazed window to the rear elevation and underfloor heating.

Bedroom/Gym 11'6" x 9'9" (3.5m x 2.97m). Max measurements. uPVC double glazed window to the front elevation with fire escape door. Wall mounted gas central heating radiator, laminate flooring and TV point.

External Externally, the property benefits from an expansive front garden mostly laid to lawn with a small patio area for entertaining. To the rear is a sunny south facing courtyard which again has a small entertaining area and also a double drive.



TOTAL FLOOR AREA : 1555 sq.ft. (144.4 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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Directions

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