



St. Johns Road, PL9 Offers Over: £475,000

This substantial three bedroom detached property in arguably Plymouth's most desired location, Turnchapel has everything to offer and more. The ground floor comprises a spacious hallway providing access to the large living and dining room. The property benefits from a larger than average kitchen / diner due to its previous extensions as well as a further sunroom to the rear, acting as a secondary reception room.

The middle floor of this family home boasts two large double bedrooms as well as a contemporary family bathroom. The property is larger than first assumed and has an additional floor in which the master bedroom now sits whilst possessing stunning views across the river Plym and Drakes Island. The courtyard to the rear has been laid to patio, creating a low maintenance exterior space with ample space for garden furniture. The home is complete with off-street parking to the front. EPC: TBC.

Rooms

Entrance Hall UPVC door leading onto driveway and artificial grass front garden. Laminate wooden flooring, brown carpet on stairs with wooden banister.

Lounge 15'2" x 13'5" (4.62m x 4.1m). Wooden door into lounge, wooden laminate flooring, bay window, wood burner, wall mounted gas radiator

Dining Room 11'4" x 11'1" (3.45m x 3.38m). Wooden door, wooden laminate flooring, wood burner, wall mounted gas radiator

Kitchen 15'10" x 17'11" (4.83m x 5.46m). Wooden door into kitchen, cream tiled flooring, brown wooden units with chrome handles, Stainless steel sink & draining board, double glazed window, understairs cupboard with boiler. Under unit space for cooker, washing machine and free-standing fridge/freezer.

Garden Room 12' x 6'7" (3.66m x 2m). Cream tiled floor, double glazed upvc sliding doors, frosted double glazed windows, wall mounted gas radiator

Storage room 12'7" x 6'7" (3.84m x 2m). Wooden door, electric supply, double glazed window

Landing Brown carpet, wooden banister, double glazed window, understairs cupboard, double glazed window at front aspect and side aspect

Bedroom 2 15'2" x 13'5" (4.62m x 4.1m). Wooden door, brown wooden flooring, double glazed bay window, wall mounted gas radiator

Bedroom 3 11'4" x 11' (3.45m x 3.35m). Wooden door, wooden flooring, double glazed window, wall mounted gas radiator





Bathroom 5'7" x 8'4" (1.7m x 2.54m).
 Wooden door, tiled flooring, white basin with chrome taps, white toilet, white bath unit with overhead shower, frosted double glazed window

Landing Carpet, wooden banister

Bedroom 1 15'7" x 15'1" (4.75m x 4.6m).
 Wooden door, Velux windows, wall mounted gas radiator

Ensuite Bathroom 3'10" x 5'9" (1.17m x 1.75m).
 Wooden door, tiled flooring with underfloor heating, sink basin with chrome tap, show unit with glass door, frosted glass double glazed

Exterior To the front the property benefits from off street parking. To the rear this home offer an enclosed courtyard which has been laid to patio.



GROUND FLOOR
769 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR
400 sq.ft. (45.5 sq.m.) approx.

2ND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 1561 sq. ft. (145.1 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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