



## **Briar Road, Plymouth, Devon, PL3**

### **Offers in excess of: £300,000**

This divine three bedroom semi-detached family home is positioned in a very pleasant street in Higher Compton. With exceptional local schools, nearby beautiful parks and an array of local amenities close by, Higher Compton has always been tremendously popular. This wonderful home has a real abundance of character and charm with a great deal of original features still in place such as fireplaces and coving.



The property has recently had some work done and has a brand new kitchen diner to create the main entertaining space within the property. The downstairs also has the benefit of a conservatory which would be great in the summer. Furthermore, the home also boasts three good sized bedrooms upstairs and a driveway at the front. The rear garden is on a level plot with mainly lawn with a small outbuilding and access via the side. EPC: D

## Rooms

**Entrance Hall** Porch, wooden double doors, tiled flooring space for clothes and shoes, storage underneath the stairs.

**Living Room** Carpeted flooring, radiator, bay to the front with UPVc double glazed windows, open working fire, opening into kitchen

**Kitchen** Integrated dishwasher, washing machine, integrated bin, composite sink with drainer and mixer taps, UPVc double glazed french doors, UPVc double glazed window to the rear, electric induction hob, extractor fan, integrated fridge freezer.

**Sunroom** Single glazed windows, double doors leading out to your garden.

**Landing** Carpeted stairs and landing, UPVc double glazed window to the side, landing with loft access.

**Bedroom Three** Radiator, UPVc double glazed window, wooden framed windows, IDEAL Boiler.

**Bedroom One** Radiator, wooden floorboards, large.

**Bedroom Two** Carpeted floorboards, radiator, really nice size.

**Family Bathroom** Tiled flooring and tiled walls, radiator, with sink and hot and cold taps, toilets, UPVc double glazed window frosted to rear, bathtub overhead shower.





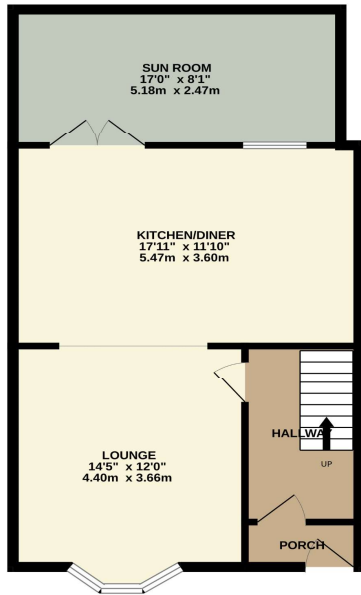
**Garden** laid to lawn part gravel and an outbuilding, also have access round the side of the property.

**Parking** hard stand at the front for off street parking.

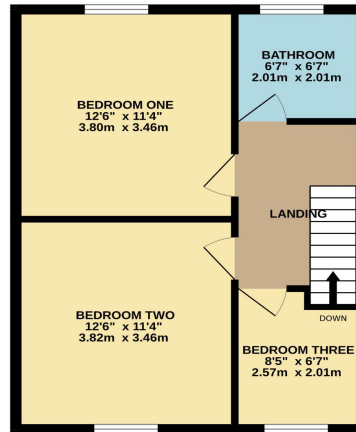




GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA - 1039 sq.ft. (96.5 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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#### Disclaimer

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