



## Lipson Road, Plymouth, Devon, PL4

**Guide Price: £375,000**

We are very excited to welcome to the market this one of a kind property located in the heart of central Plymouth. The end of terrace home with so many benefits including large driveway, garage, basement space really does provide so much opportunity for its new owners. The property has recently been renovated in parts, with the hub of the house being the kitchen living space with navy interior and high ceilings, it takes your breath away!



There is a separate living room also for a more snug vibe or could be utilized to what you need it to be. The ground floor also homes a WC. The first floor has also been redecorated in parts, but still leaves scope to make the home your own. First floor has a family bathroom, three double bedrooms and a fourth single bedroom. You then have the huge basement space which is head height and has heating and electric, so whether you fancy a home gym, your very own bar or a home study space you have the room here. The enclosed side garden is perfect for a drink in the evening with it catching the late afternoon sun. The plot of land this property sits on is very unusual for the area, as it has a large driveway to allow parking for multiple cars and has the added benefit of a garage too. This unique property really is a must see! EPC:E

### Rooms

**Porch** 3'10" x 5'4" (1.17m x 1.63m). composite door to enter, carpeted flooring, storage, alarm system

**hallway** carpeted flooring, radiator, stairs leading to first floor, stairs leading down to basement level

**Lounge** 14'6" x 13'6" (4.42m x 4.11m). carpeted flooring, radiator, bay with uPvc double glazed windows

**Kitchen Dining Space** recently renovated, laminate flooring, two radiators, uPvc double glazed windows, uPvc double glazed door leading out to front, opens up into kitchen, induction hob, lots of cupboard space, space and plumbing for dishwasher, composite sink and a half with drainer, two uPvc double glazed window to the rear, double oven, space for fridge freezer, spotlights

**WC** 6'5" x 2'6" (1.96m x 0.76m). vinyl flooring, toilet, uPvc double glazed window, sink with tap,

**Basement** head height basement, radiator, uPvc double glazed window, plug sockets, being used as a gym but can be converted into whatever, further utility space which has plumbing for washing machine, uPvc double glazed door to garden, storage cupboard which houses boiler,

**Landing** carpeted stairs and landing, access to loft, uPvc double glazed window, radiator, storage cupboard







**Bathroom** 5'9" x 5'11" (1.75m x 1.8m). radiator, uPvc double glazed window, toilet, sink with mixer tap, bath tub, overhead shower,

**Bedroom Three** 12'7" x 12' (3.84m x 3.66m). carpeted flooring, radiator, uPvc double glazed window,

**Bedroom Two** 15'9" x 13'10" (4.8m x 4.22m). carpet flooring, radiator, bay with uPvc double glazed windows,

**Bedroom Four** 5'4" x 3'10" (1.63m x 1.17m). carpeted flooring, radiator, uPvc double glazed window

**Bedroom One** 14'3" x 18'1" (4.34m x 5.5m). carpeted flooring, radiator, uPvc double glazed windows in the bay

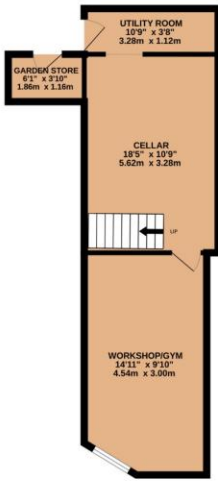
**Rear garden** low maintenance, decking patio and gravel, gets the sun in the late afternoon

**Garage**

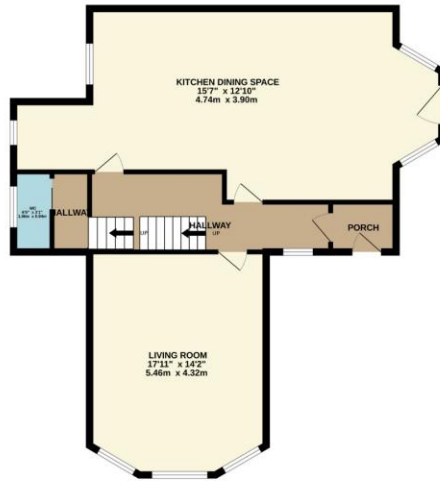
**Driveway** off street parking for multiple cars



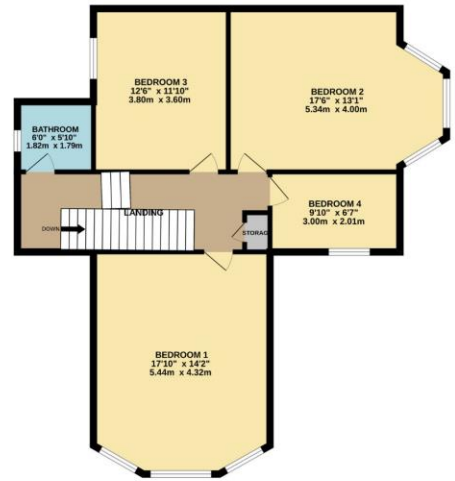
BASEMENT LEVEL  
405 sq ft. (37.6 sq m.) approx.



GROUND FLOOR  
827 sq ft. (76.8 sq m.) approx.



1ST FLOOR  
827 sq ft. (76.8 sq m.) approx.



TOTAL FLOOR AREA : 2059 sq.ft. (191.3 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.  
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