



Segrave Road, Plymouth, Devon, PL2

Offers Over: £270,000

This attractive three-bedroom property exceeds every expectation and is substantially larger than first perceived. Being built in the 1950s and only ever having two families occupy, it is ideal location for families. 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 utility room, however could be coupled as an additional living space. The entrance level offers two generous rooms, currently dressed as a living room the full length of the property with an abundance of light flowing from the large windows either end and a spacious kitchen. Upstairs, there are three tastefully decorated bedrooms which could accommodate buyers of all ages. The first floor is perfected with a contemporary family bathroom. The home is complete with its own driveway, garage, and large rear garden. EPC: D

Rooms

Entrance Hall UPVc double glazed frosted door, spacious hallway, vinyl flooring.

Lounge Exposed wooden floorboards, UPVc double glazed window, two radiators, UPVc double glazed to the rear.

Kitchen Dining Room Integrated oven, large pantry, four ring gas hob, stainless steel sink and a half with drainer, UPVc double glazed window, space for fridge and freezer, UPVc double glazed frosted door.

Landing Carpeted stairs, carpeted flooring.

Loft Sizeable, UPVc window up there.

Master Bedroom Carpeted flooring, radiator, UPVc double glazed window to the front aspect.

Second Bedroom Carpeted flooring, radiator, UPVc double glazed window to the rear.

Bathroom Vinyl flooring, heated towel rail, bidet, radiator, freestanding bath tub.

Third Bedroom Carpeted flooring, radiator, UPVc double glazed window to the front of the





property.

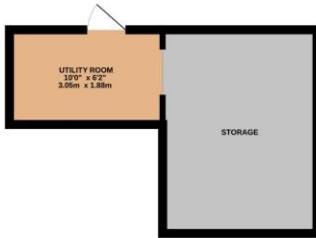
Utility Room Plumbing and boiler plenty of storage, WC

Rear Garden Side access, part patio part lawn, cellar space.,

Parking single garage with driveway



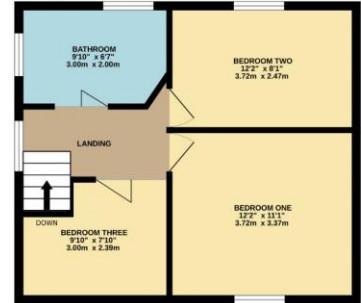
BASEMENT
196 sq.ft. (18.2 sq.m.) approx.



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 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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