



PILKINGTON ESTATES
PROFESSIONAL PROPERTY CONSULTANTS



Rochford Crescent, Plymouth, Devon, PL5 Offers Over: £220,000

Freehold

Welcoming to the market this three bedroom semi-detached family home situated in a quiet street over looking the river Tamar and lovely playing fields. With tasteful decor throughout, the property exudes a modern aesthetic, evident from room to room.

Its layout includes a generous lounge, ideal for accommodating a sizable family, along with a newly fitted kitchen dining area. The ground floor also benefits from a downstairs WC. Upstairs you have three well-proportioned bedrooms, with some built in storage. Outside a sizable rear garden, adorned with lush lawn and decking enhances the property's appeal. The current owners have made an outbuilding with a decent office space and utility room. In summary, this charming abode is a perfect fit for young families, investors, or first-time buyers seeking their first home. EPC:

Rooms

Hallway uPvc double glazed door to enter, radiator, laminate flooring

Downstairs WC 2'3" x 5'3" (0.69m x 1.6m). laminate flooring, toilet, sink with mixer tap, boiler

Lounge 12'10" x 13'1" (3.9m x 4m). carpeted flooring, radiator, uPvc double glazed window

Kitchen Dining Room 18'10" x 10'6" (5.74m x 3.2m). storage cupboard under the stairs, uPvc double glazed french doors, uPvc double glazed window, integrated bins, integrated dishwasher, composite sink and a half with drainer, mixer tap, integrated double oven, integrated fridge/freezer, induction hob, tiled splashback, extractor fan, integrated waste disposal

Landing carpeted stairs and landing, uPvc double glazed window, airing cupboard, access to loft

Bedroom Two 11'4" x 12'2" (3.45m x 3.7m). carpeted flooring, uPvc double glazed window, fitted wardrobe

Bedroom One 10'3" x 11'5" (3.12m x 3.48m). carpeted flooring, radiator, uPvc double glazed window, fitted wardrobe

Bedroom Three 8'6" x 8'3" (2.6m x 2.51m).





carpeted flooring, radiator, uPvc double glazed window

Bathroom 7'4" x 8'2" (2.24m x 2.5m). vinyl flooring, heated towel rail, partly tiled walls, shower cubicle, separate corner bath tub, toilet, sink with mixer tap, uPvc double glazed frosted window

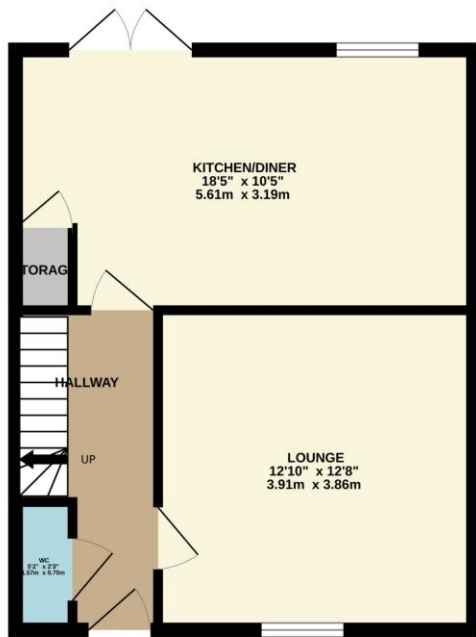
Garden mainly lawn, part decking, access round the side

Shed separate shed to utility room, uPvc double glazed window

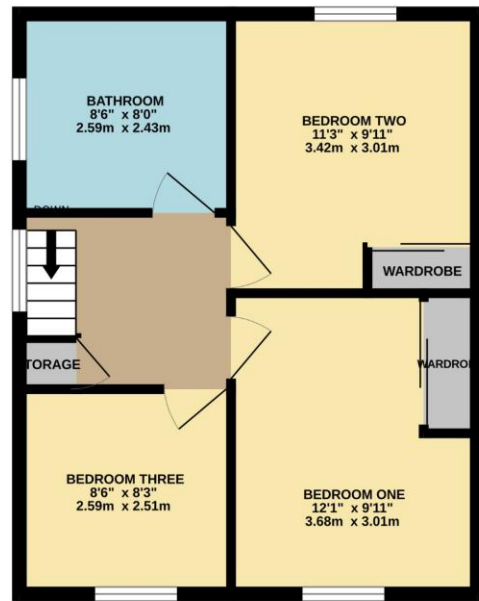
Large outbuilding office space with carpeted flooring, uPvc double glazed window, stainless steel sink and a half with drainer, mixer tap, another part as a utility space with plumbing for a potential WC, space and plumbing for washing machine and tumble dryer, multiple sockets throughout, uPvc double glazed windows, uPvc double glazed door to enter



GROUND FLOOR
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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Pilkington Estates - Plymouth
Third Floor, Unit 7, Sutton Harbour, Plymouth
Devon, PL4 0DN

T: 01752 729777
E: jon@pilkingtonestates.co.uk
www.pilkingtonestates.co.uk

Jet Software Ltd. Registered in England and Wales - 15464498
Registered Office: Third Floor 67-74 Saffron Hill, London, EC1N 8QX

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