

FOR SALE

Offers in Excess of £118,000



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estate agents & valuers

18 Lowsides, Lower Ham, Plymouth, Devon, PL2 2HU



- **Semi-detached house built circa 1948**
- **Well-proportioned accommodation**
- **Porch**
- **Hall, front set lounge**
- **Dining room**
- **New fitted kitchen**
- **Three bedrooms**
- **Wet room**
- **Separate wc**
- **Rectangular shaped plot with terraced gardens**
- **Landscaped**
- **Low maintenance to the rear**
- **Vacant with no onward chain**

THE PROPERTY A semi-detached house which is understood to have been built by the local authorities circa 1948, and offering well proportioned accommodation. the property has been looked after and maintained over the years, although it would now benefit from a programme of updating and improvement to bring it up to a modern standard. As such it offers good potential.

The property has gas laid on but not connected and the heating is via electric/night storage heating units. The windows are all PVC single glazing, accept the front door and adjoining window which are more recent with uPVC double glazing.

The accommodation comprising of porch, hall, front set lounge with tiled fireplace and connecting door to a separate dining room with window overlooking the back garden. A newly fitted kitchen. At first floor level three bedrooms, two being good sized doubles, a separate wc, former bathroom remodelled to create a wet room with side and rear windows and electric modern shower.

The property stands on a rectangular shaped plot with terraced gardens, stepped path giving access to the front door, and landscaped and terraced to the back with fence and wall boundaries. Behind the property there is a woodland belt attracting a lot of nature wildlife.

LOCATION Set in this relatively quite and pleasant position and on the lower side of the street, and adjoining a woodland belt, and in the residential district generally known as Ham and close to Weston Mill. With a number of local services and amenities found nearby and the position is convenient for access into

the city and nearby connections to major routes in other directions.

ACCOMMODATION The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

GROUND FLOOR

PVC part double glazed door with adjoining window.

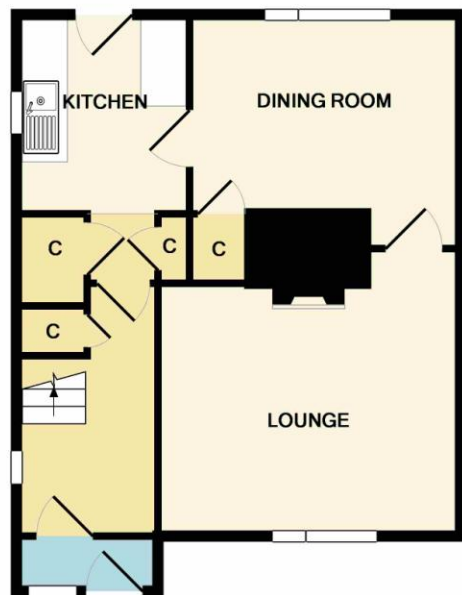
ENTRANCE LOBBY 4' 3" x 2' 0" (1.3m x 0.61m) Timber part multi-paned glazed door into:

HALL Window to side. Dimplex night storage heater. Staircase with carpeted treads rises and turns to first floor. Under stairs cupboard.

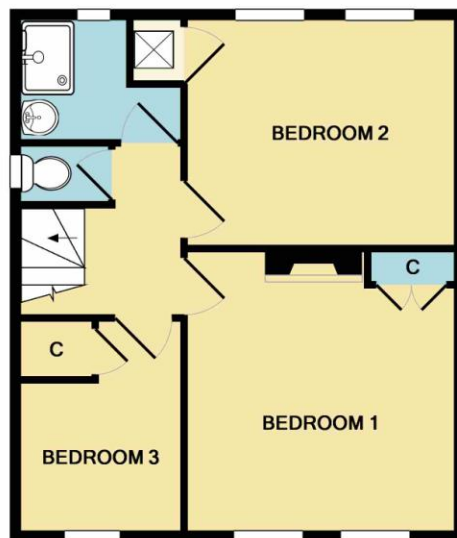
LOUNGE 13' 2" x 11' 0" (4.01m x 3.35m) Inpart 12'6 max. Pvc window to front. Tiled open fire place and hearth. Door to:

DINING ROOM 11' 5" x 9' 4" (3.48m x 2.84m) In part 10'2 max. Pvc window overlooking rear garden. Night storage heater. Deep cupboards to right hand side of chimney breast. Multi-paned glazed door to:

KITCHEN 8' 4" x 7' 7" (2.54m x 2.31m) Pvc windows to side and rear and pvc glazed back door to back garden. New fitted kitchen, roll edge worksurface with tiled splashback and upstand, inset stainless steel sink with chrome mixer tap. Various cupboard and drawer storage. Plumbing for washing machine. Tiled recess for cooker with electric point. Cupboard and deep under stairs cupboard housing mains electric metre, fuse box with trip switches. Electric plinth heater.

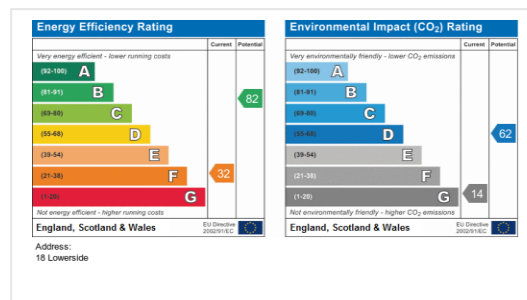


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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FIRST FLOOR

LANDING Pvc window to side. Access hatch to loft.

BEDROOM ONE 12' 0" x 11' 0" (3.66m x 3.35m)
In part 12'10 max. Two pvc windows to front elevation. Tiled fire place. Built-in cupboard to right handside. Dimplex night storage heater.

BEDROOM TWO 11' 10" x 10' 2" (3.61m x 3.1m)
Two pvc windows to rear elevation. Cupboard housing hot water tank with dual immersion tank.

BEDROOM THREE 9' 6" x 7' 2" (2.9m x 2.18m)
max. Pvc window to front elevation. Dimplex night storage heater. Deep overstairs cupboard.

EXTERNALLY

Steps lead down to front door. Low maintenance, front covered with decorative stone chippings. Side path via, pedestrian gate to rear. Two outside sheds. Landscaped back garden with various paved patio areas. Fence and wall boundaries. Various mature bushes and shrubs. Washing line.

TENURE: FREEHOLD

COUNCIL TAX BAND: A

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