Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



169 Plymstock Road

Oreston, Plymouth, PL9 7LJ

£495,000

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PLYMSTOCK ROAD, ORESTON, PL9 7LJ

SUMMARY

A wonderful opportunity to purchase a character residence within the heart of Oreston village, located opposite the local community centre and within a convenient walk to Oreston quay. The property is set within grounds consisting of walled gardens and off-road parking. There is a detached double garage. The accommodation is flexible in its use and could be arranged with a ground floor annexe/granny flat or indeed could make a good-sized residence, which would include 5 bedrooms in total, ensuite bathroom, first floor shower and an additional wc. There are 3 reception rooms along with a fitted kitchen.

ACCOMMODATION

Access to the property is gained via stepping stones that lead through the front garden to a stone porch, which leads to a double-glazed PVC entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation. Stairs rising to the first floor accommodation.

LOUNGE

15'10" x 14'8" (4.85 x 4.48)

uPVC double-glazed full-length window and door leading out to the front elevation. Feature stone fireplace with inset 'Living Flame' gas fire. Laminate floor. Doorway leading into the dining room.

DINING ROOM

19'2" x 9'1" (5.86 x 2.79)

Double-glazed window and door leading out to the rear garden. Tiled floor. Inner PVC door leading into an inner passageway. Step leading into the kitchen.

KITCHEN

12'8" x 9'4" (3.88 x 2.86)

Range of matching eye-level and base units with blackened work surfaces. Inset single drainer twin bowl sink unit with mixer taps. Space and plumbing for washing machine. Space for under-counter fridge and freezer. Space for free-standing cooker. Double-glazed windows to both side elevations.

SITTING ROOM

18'11" x 16'11" (5.78 x 5.16)

A dual aspect room with double-glazed windows to the front and side elevations. French-style double doors leading out to the front garden. Good-sized under-stairs storage cupboard housing the consumer unit and the electric meter. Laminate floor. Door leading to the inner passageway.

INNER PASSAGEWAY

Providing access to the ground floor bedroom and ensuite bathroom.

GROUND FLOOR BEDROOM ONE

12'4" x 10'2" (3.76 x 3.10)

Obscured triple-glazed window to the side elevation. Doorway leading into the ensuite bathroom.

ENSUITE BATHROOM

13'11" x 5'11" (4.26 x 1.82)

White modern suite comprising a panel bath, separate shower cubicle with a mains-connected shower unit and spray attachment, low level toilet and sink unit with a mixer tap and a vanity cupboard beneath. Concertina cupboard housing the gas boiler. 2 deep-silled obscured double-glazed windows to the rear elevation. Doorway returning to the inner passageway.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM TWO
16'0" x 14'7" (4.88 x 4.47)
An impressive-sized room with a double-glazed window to the front elevation. Built-in storage cupboard with shelving.

FURTHER LANDING SPACE
Steps leading down to the rear tenement.

BEDROOM FIVE
12'10" x 8'1" (3.92 x 2.48)
Double-glazed window to the front elevation.

BEDROOM THREE
16'5" x 10'4" (5.02 x 3.15)
A dual aspect room with a double-glazed window to the front elevation and 2 windows to the side elevation.

SEPARATE WC
6'7" x 3'4" (2.03 x 1.04)
Fitted with a corner sink unit with mixer tap and a low level toilet. Obscured double-glazed window to the side elevation.

SHOWER ROOM
9'4" x 8'7" (2.87 x 2.64)
Comprising a walk-in shower with a tiled area surround and shower unit with a spray attachment and sink unit with vanity work surface and storage cupboard beneath. Built-in linen cupboard. Obscured double-glazed window to the side elevation.

BEDROOM FOUR
12'10" x 8'1" (3.92 x 2.48)
Double-glazed windows to the side and rear elevations.

OUTSIDE
The property is approached via double gates leading to a tarmac area providing for additional parking. A further set of double gates lead through to the driveway, providing space for 2 vehicles leading to the detached garage. The gardens to the front and side are enclosed by a combination of block and brick walling. There are mature lawned and planted areas including a wisteria and various mature shrubs and bushes. Adjacent to the garage is a timber shed and located behind is a further small section of garden with a stone built storage shed. Accessed from the kitchen and dining room is a walled enclosed lawned rear garden.

GARAGE
16'5" x 16'4" (5.01 x 4.98)
Electric roller door. Power and lighting.

COUNCIL TAX
Plymouth City Council
Council tax band E









Road Map



Hybrid Map

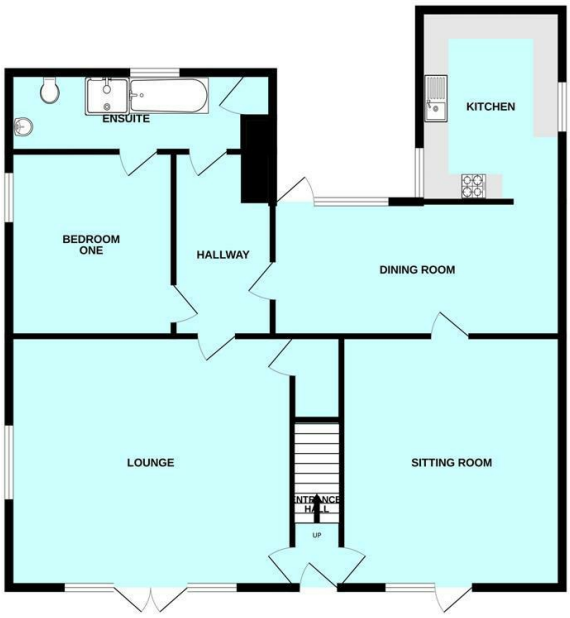


Terrain Map

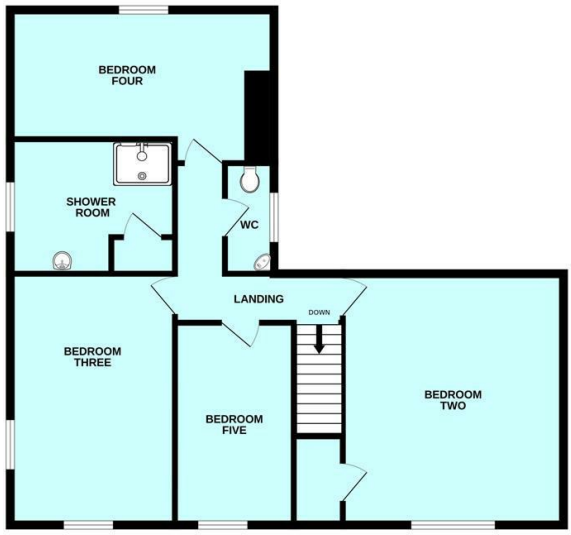


Floor Plan

GROUND FLOOR



1ST FLOOR

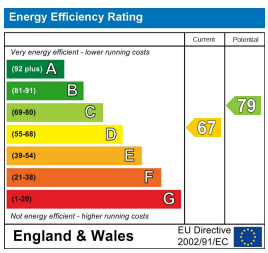


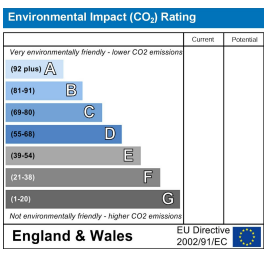
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Viewing

Please contact our Plymstock Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk