



5 Amherst Road

Stoke, Plymouth, PL3 4HH

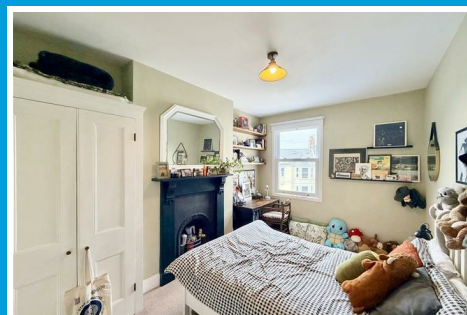
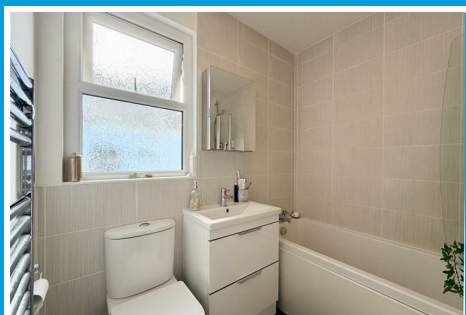
£325,000



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AMHERST ROAD, STOKE, PLYMOUTH, PL3 4HH

ACCOMMODATION

Entrance via a wooden door with an obscured glazed panel which opens up into the porch.

PORCH

4'4" x 3'10" (1.33m x 1.19m)

Dado rail. Covings. Wooden door with obscured glazed panel opening into the entrance hall.

ENTRANCE HALL

5'9" narrowing 6'1" x 24'4" (1.77m narrowing 1.87m x 7.42m)

Staircase rising to the 1st floor landing. Under-stairs storage cupboards. Covings. Doors leading into the lounge, dining room & kitchen.

LOUNGE

16'4" x 12'0" into the bay (5m x 3.66m into the bay)

Feature fireplace with tiled inset cast iron surround & tiled hearth. uPVC double-glazed sash style window in the bay to the front. Covings. Square arch opens up into dining room.

DINING ROOM

13'10" x 10'1" (4.24m x 3.08m)

Fitted storage cupboards to both chimney breast recesses with shelving above. Feature fireplace with wooden mantel, surround, cast iron inset & decorative tiled hearth. uPVC double-glazed sash style window to the rear. Door into entrance hall.

KITCHEN

14'0" x 9'0" (4.29m x 2.76m)

Door opening into cloakroom. Tiled floor. Matching base & wall-mounted units to include integrated oven, dishwasher & spaces for an upright fridge/freezer & washing machine. Roll-edge laminate work surface with inset 4 ring gas hob. 1.5 stainless steel sink unit. White brick tiled splashback. Ceiling spotlights. Stainless steel extractor hood over. Square arch opens into breakfast area. uPVC double-glazed window to side.

CLOAKROOM

6'7" x 2'7" (2.03m x 0.79)

Matching suite of close coupled wc & wash-hand basin inset into high gloss vanity with storage cupboards below.

GARDEN ROOM

9'10" x 9'8" (3.02m x 2.95m)

2 velux windows to the roof space. Tiled floor. Ample space for dining table. uPVC double-glazed French doors which open out to the rear garden.

HALF LANDING

Doors leading through to bathroom & bedroom 3.

BATHROOM

6'9" narr 3'5" x 5'6" narr 5'6" (2.07m narr 1.05m x 1.69m narr 1.68m)

Matching suite of panelled bath, close coupled wc, wash-hand basin inset into white high gloss vanity with storage cupboards below. Part tiled walls.

Chrome heated towel rail. Fitted shower over bath. uPVC obscured double-glazed window to the side. Tiled floor.

BEDROOM THREE

9'5" narr 4'5" x 10'8" narr 6'11" (2.89m narr 1.36m x 3.26m narr 2.12m)

Fitted storage cupboard. Sash style uPVC double-glazed window to rear.

FIRST FLOOR LANDING

Doors leading off to bedrooms 1 & 2. Fitted storage cupboard on landing area. Access hatch to roof void. Old style drying rail.

BEDROOM ONE

16'4" x 15'4" maximum (4.98m x 4.68m maximum)

Feature fireplace with cast iron inset & decorative tiled hearth. Fitted wardrobes to both chimney breast recesses. uPVC double glazed sash style bay window to front. uPVC double-glazed sash style window to one side. Covings.

BEDROOM TWO

13'10" x 10'0" (4.24m x 3.07m)

Feature fireplace. Fitted wardrobe to one chimney breast recess. uPVC double-glazed sash style window to rear.

REAR GARDEN

A good sized paved patio area bordered by a section of lawn with inset shrubs & plants. A stone chipped area towards the rear boundary. Paved path runs alongside the lawn down to the gate giving access to the service lane. Path runs along the side of the property where there is an outside tap. Boundaries are still stone walls with a trellis above in a couple of sections.



Road Map



Hybrid Map



Terrain Map



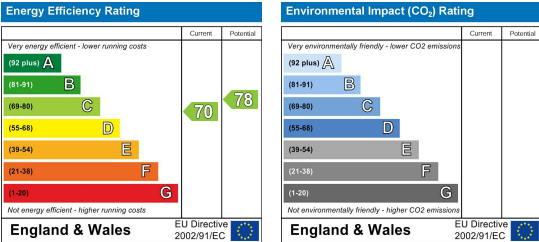
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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