

**FOR SALE**

Guide Price £175,000 - £180,000



**Alan Cummings**  
estate agents & valuers

**6 Warleigh Road, Mutley, Plymouth, PL4 6QN**





- **A most spacious late Victorian period built terraced house**
- **Four storey accommodation, uPVC double glazing**
- **Well-kept but in need of updating and improvement**
- **Offering great potential for updating**
- **Lounge, dining room and kitchen**
- **Four bedrooms, bathroom/wc**
- **20ft garage/store, walled rear courtyard**
- **Private parking**
- **Vacant, no onward chain.**
- **Convenient position, close to Mutley Plain**

**THE PROPERTY** In the same family ownership since the early 1960's, and now coming to the market for sale, vacant with no onward chain.

A spacious period built house thought to date back to the late Victorian era, arranged over four stories. maintained and looked after over the years, although it would now benefit from a programme of updating, improvement and refurbishment to bring it up to a modern uniform standard. As such it offers great potential.

The generously proportioned accommodation, offering flexibility of layout and usage, and currently the ground floor with two reception rooms and kitchen, and on the upper two floors four bedrooms and family bathroom. At lower ground floor level, a large garage/store beneath the house. A southerly facing courtyard providing off street parking if required. With uPVC double glazing and heating via individual gas heaters.

**LOCATION** Set in Mutley and this part a mainly residential area with a good variety of local services and amenities found nearby, including those on Mutley Plain. The position convenient for easy access into the city and with 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.

Panelled part glazed door into:

## **GROUND FLOOR**

**ENTRANCE LOBBY** Dado rail. Panelled part glazed door into:

**HALL** Decorative arch, staircase with carpeted treads rises to the first floor. Useful understairs storage cupboards, the first housing the mains gas meter, mains electric meter and fuse box.

**LOUNGE** 15' 0" x 13' 5" (4.57m x 4.09m) Wide bay window to the front elevation. Coved ceiling, picture rail, focal feature fireplace with stone effect surround and fitted gas fire. twin sliding doors into:

**DINING ROOM** 13' 6" x 10' 10" max (4.11m x 3.3m) Window to the rear. Coved ceiling and picture rail. Focal feature tiled fireplace and hearth with fitted gas fire. Serving hatch to the kitchen.

**KITCHEN** 11' 2" x 7' 1" (3.4m x 2.16m) Window overlooking the rear. Fitted with a range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces, tiled splashbacks, stainless steel sink with chrome mixer tap, integrated appliances include New World four ring variable sized gas hob with New World dual oven/grill under. Pvc double glazed back door.

## **FIRST FLOOR**

### **LANDING**

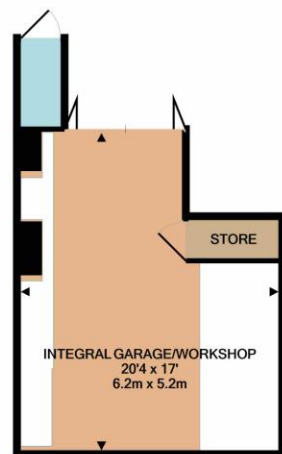
**BEDROOM ONE** 15' 8" x 11' 6" (4.78m x 3.51m) Wide bay window to the front. Picture rail. Tiled fireback and hearth and fitted gas fire.

**BEDROOM TWO** 13' 8" x 11' 2" (4.17m x 3.4m) Window to the rear. Picture rail. Fitted wardrobe and cupboards.

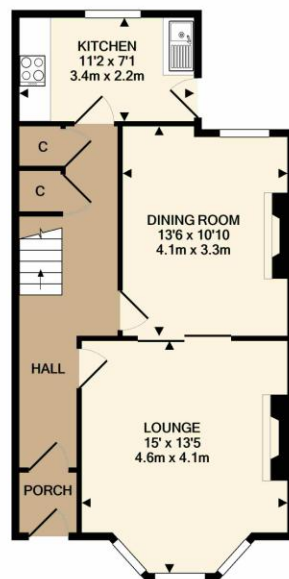
**BEDROOM THREE** 12' 11" x 5' 8" max (3.94m x 1.73m) Window to the front. Picture rail. Built in storage.

**BATHROOM** 11' 2" x 7' 0" (3.4m x 2.13m) overall. Window to the rear. Coloured suite with close coupled wc, pedestal wash hand basin, twin grip panelled bath, tiled splashback. Five louvre doors

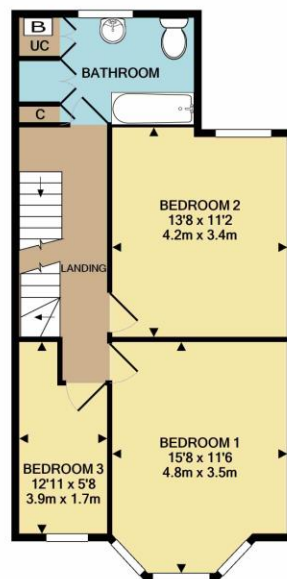




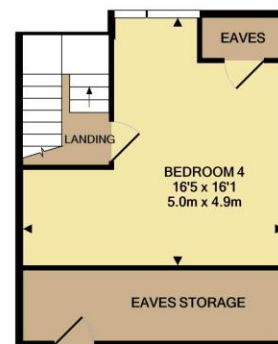
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 320 SQ.FT.  
(29.7 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 550 SQ.FT.  
(51.1 SQ.M.)

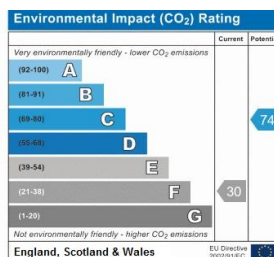
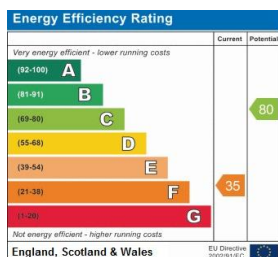


1ST FLOOR  
APPROX. FLOOR  
AREA 551 SQ.FT.  
(51.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1768 SQ.FT. (164.2 SQ.M.)  
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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open to useful utility storage cupboards with plumbing suitable for automatic washing machine and housing the Britany 2T gas fired boiler serving domestic hot water.

## SECOND FLOOR

LANDING Door into:

**BEDROOM FOUR** 16' 5" x 16' 1" max (5m x 4.9m)  
Window to the rear. Long views across the city towards Cornwall in the distance. Two access hatches open to front set and rear eaves storage areas.

## LOWER GROUND FLOOR

**GARAGE/STORE** 20' 4" x 17' 0" max (6.2m x 5.18m) 'L - shaped'. With raised platforms to the sides. Power, lighting and cold water tap.

**EXTERNALLY** At the back a walled courtyard with natural stone walls. Pedestrian gate to rear service lane and 'roll up' garage styled door, giving access to a long drive leading to the garage. Clothes washing line. Courtyard approximately 24'5" x 17'4".

**TENURE FREEHOLD**  
**COUNCIL TAX BAND C**

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