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SELLING HOMES THAT FULFIL YOUR LIFESTYLE

15 CARISBROOKE ROAD, PLYMOUTH, PL6 5PW

PRICE GUIDE £415,000





A fabulous semi-detached house in a prized residential area, beautifully presented to a contemporary standard with ample parking and enclosed west facing rear garden. About 1316 sq ft, Sitting Room, Kitchen/Dining/Family Room, 4 Double Bedrooms, Family Bathroom, Parking for 5 Cars, Lovely Gardens, Workshop/Stores.

PLYMOUTH CITY CENTRE 3 MILES, DERRIFORD HOSPITAL 2.5 MILES, IVYBRIDGE 11 MILES, TAVISTOCK 13 MILES, EXETER 44 MILES

LOCATION

Carisbrooke Road is a popular and well respected and established residential area within the boundaries of the City of Plymouth, to the north eastern side of the City close to the Forder Valley Local Nature Reserve and The National Trust Plymbridge Woods providing excellent outdoor amenity space. Good shopping, educational and recreational facilities are all within a short walk or drive and the property enjoys straightforward access to the A38. The historic waterfront areas of The Hoe and Barbican in Plymouth city centre are only 3 miles and the foothills of The Dartmoor National Park are also only a short drive away.

DESCRIPTION

15 Carisbrooke Road represents a unique opportunity to buy a beautifully presented house in a quiet cul-de-sac setting where properties rarely become available. The house has been well cared for and thoughtfully improved and extended to provide superb accommodation, well suited to family living. The large workshop/store may have potential for use as a studio/work from home space and an early viewing is advised.



The accommodation extends to about 1316 sq ft and briefly comprises as follows - **GROUND FLOOR** - Reception Hall - 16' Sitting Room - Stunning 19' Kitchen/Dining/Family Room with wood burner and French doors leading onto the large paved Sun Terrace - 2 Double Bedrooms - Beautiful Modern Bathroom with freestanding bath - **FIRST FLOOR** - 2 Further Double Bedrooms (each 19' long) with access to Eaves Storage and Attic.

OUTSIDE

The brick paved driveway provides ample level parking for five cars. The rear garden is enclosed and has a sunny south and west aspect with a generous patio providing perfect family and entertaining space leading onto a lawned garden with established tree, shrub and flower bed borders. A cellar with limited headroom provides useful storage. In addition there is a large outbuilding of about 345 sq ft currently configured as Workshop, 2 Store Rooms and a Shower Room/WC and could be suited for use as a studio or work from home space.

EPC RATING - C, COUNCIL TAX BAND - C

SERVICES - Mains water, electricity, drainage and gas.

DIRECTIONS

Using Sat Nav - Postcode PL6 5PW



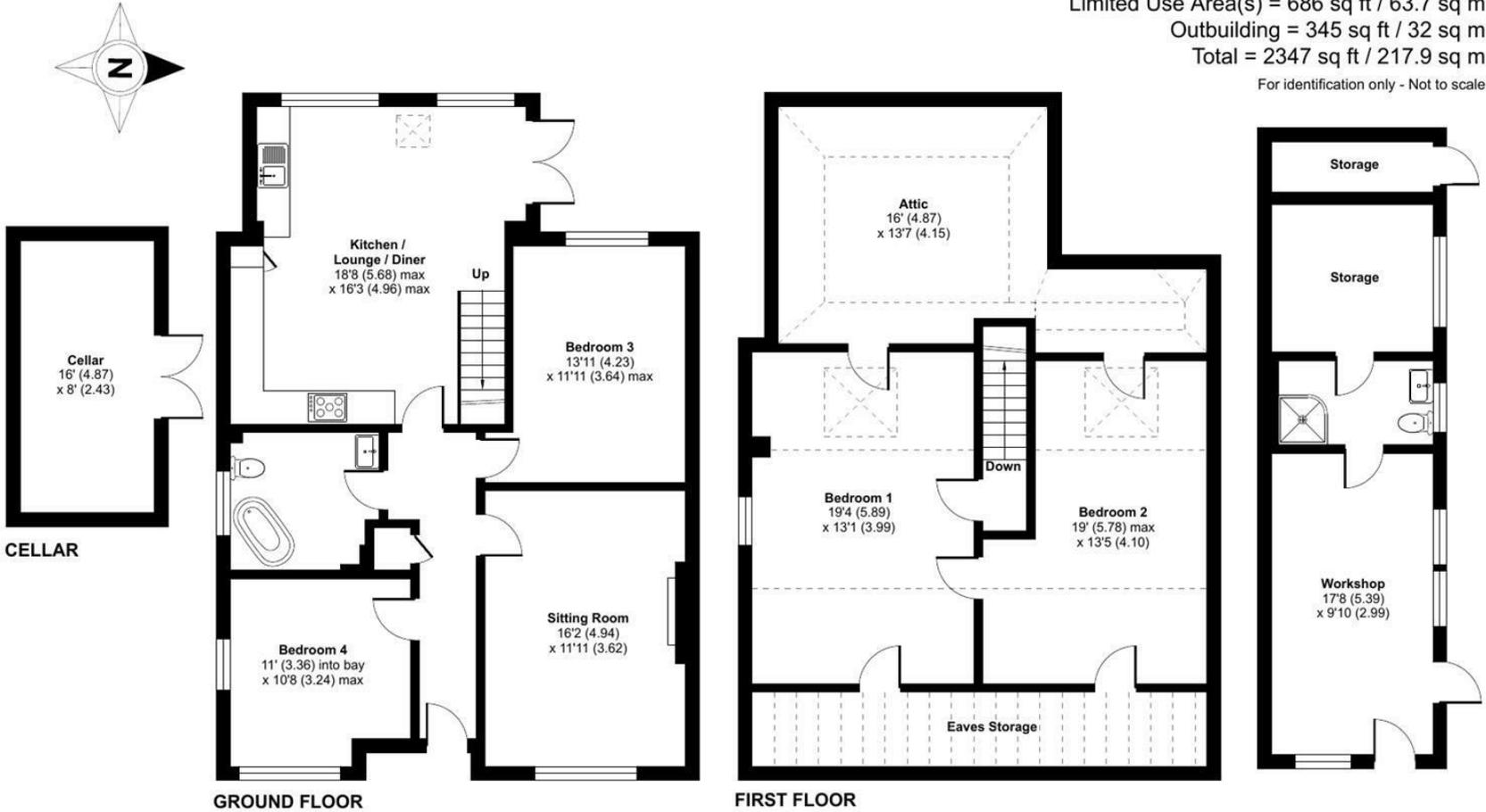




Carisbrooke Road, Plymouth, PL6

Approximate Area = 1316 sq ft / 122.2 sq m
 Limited Use Area(s) = 686 sq ft / 63.7 sq m
 Outbuilding = 345 sq ft / 32 sq m
 Total = 2347 sq ft / 217.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Scott Parry Associates. REF: 1329790

These particulars should not be relied upon.