

**Lot No.: 6**  
**54 PRIORY ROAD**  
**LOWER COMPTON, PLYMOUTH, DEVON, PL3 5ER**



- Freehold with vacant possession ●
- A three bedroomed detached house of individual design but now requiring modernisation ●
- Occupying a south facing site of generous proportions in a favoured residential district ●
- Situated in the heart of the historic part of Lower Compton yet within easy reach of Plymouth City Centre ●
- Well suited for refurbishment for owner occupation or for letting purposes with the scope for further extension subject to any necessary planning consent being obtained. ●

## Property Details

### Location

Located on the southern side of Priory Road to the west of its junction with Byland Road in the heart of the well established suburb of Lower Compton with Plymouth City Centre about 2 miles or so distant.

### Description

A detached house believed to have been built post Second War and enjoying the benefit of a large site providing a pleasant south facing rear garden. There is a hard standing at the front of the site capable of accommodating a single vehicle and space for a substantial garage to be erected at the rear accessed from the service lane subject to any necessary planning permission being obtained.

**EPC Rating** F37

## Accommodation

### Ground Floor:

Entrance Hall, Sitting Room, Dining Room and Kitchen.

### First Floor:

Landing, No.1 Bedroom (double), No.2 Bedroom (double), No.3 Bedroom (single), Bathroom and Separate W.C.

### Outside

Small front garden with hard standing formed by a gravelled area and enclosed rear garden of generous proportions.

### Outbuilding

2 Sheds, Greenhouse and external W.C.

### Tenure

Freehold with vacant possession

**Guide Price Circa £175,000**

### Sole Agents

SHOBROOK & CO LTD

### Vendors Solicitors

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