



1 Pethill Close, Earlswood,
Plymouth, Devon, PL6 8NL



Alan Cummings & Co.
Independent Estate Agents

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£399,500 11721/R.4354

PRINCIPAL FEATURES

MOST SPACIOUS DETACHED BUNGALOW BUILT CIRCA.1988* *GENEROUSLY PROPORTIONED LIGHT AND AIRY ACCOMMODATION
DOUBLE GLAZING * * GAS CENTRAL HEATING* *PORCH * * LOBBY * * RECEPTION HALL AND INNER HALL * *LARGE LOUNGE
***24' SPACIOUS FITTED KITCHEN/DINING ROOM* *UTILITY ROOM * * CLOAKROOM/.WC* *FOUR GOOD SIZE BEDROOMS ***
*** MASTER WITH EN-SUITE BATHROOM* *SEPARATE BATHROOM * * 19' INTEGRAL GARAGE * * PRIVATE PARKING ON DRIVE***
LEVEL LANDSCAPED GARDENS

THE PROPERTY A spacious detached bungalow built circa.1988 to an individual design with cavity walls under an interlocking tile hung roof. Having the benefit of gas fired central heating and double glazing and offering generously proportioned adaptable accommodation. The property provides reception accommodation including a large lounge, a spacious modern fitted kitchen/dining room and it is well serviced with master bedroom en-suite, a family bathroom and separate cloakroom all of which have been refurbished about two years ago. The property stands on a generous size rectangular shaped relatively level plot with private off street parking on the drive and within the garage and with gardens running around the side to the rear. A property that truly must be viewed in order to be fully appreciated.

LOCATION Set in Earlswood a sought after established residential area of Plymouth which lies close to Derriford Hospital, Business Parks, the College of St Mark and St John. With main route access into the city and nearby connection to major routes in other directions.

ACCOMMODATION The Property affords the following accommodation-

NB- The measurements supplied are for general guidance only. Prospective buyers are advised to check the measurements before committing themselves to any expenses

PORCH Triple arch. Tiled floor. Lighting. Panelled front door into:
ENTRANCE LOBBY 6' 5" x 6' 1" (1.96m x 1.85m) Hardwood twin multi paned glazed doors into:
HALL 13' 10" x 6' 5" (4.22m x 1.96m) initially. Central to all rooms.
LOUNGE 19' 7" x 14' 8" (5.97m x 4.47m) Dual aspect with picture window to the side, patio doors to the front. Focal feature brick faced chimney breast and hearth, fitted gas fire.
KITCHEN/DINING ROOM 24' 9" x 11' 9" (7.54m x 3.58m) A spacious and light dual aspect room with picture window and wide patio doors overlooking and opening out to the side. A modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units along two sides. Roll edge work surfaces with tiled splashbacks. Inset one and a half bowl stainless steel sink with chrome mixer tap, quality integrated appliances include a 'Bosch' dual oven/grill, 'Bosch' five ring variable size stainless steel gas hob with illuminated extractor hood over. Integrated automatic dishwasher and upright fridge/freezer.

UTILITY ROOM 11' 9" x 9' 9" (3.58m x 2.97m) Window and side entrance door. Stainless steel sink with cupboard and drawer unit under. Floor standing 'Ideal Mexico' gas fired boiler servicing the central heating and domestic hot water with adjacent 'Randall 102' time control. Door to the hall and into:

GARAGE 19' 3" x 11' 8" (5.87m x 3.56m) Metal up and over door to the front. Wide window to the side. Overhead storage areas. Mains electric meter and fuse box.

CLOAKROOM 6' 0" x 3' 10" (1.83m x 1.17m) Obscure glazed window to the side. Modern white 'Twyford' close coupled wc, pedestal wash hand basin, wall mirror, tiled walls.

BATHROOM 11' 9" x 7' 7" (3.58m x 2.31m) Patterned obscure glazed window to the side elevation. Modern white 'Twyford' suite comprising close coupled wc, pedestal wash hand basin, twin grip panelled bath with mixer tap. Separate walk-in tiled shower with 'Mira Sport' electrically heated shower. Floor to ceiling patterned wall tiles in two complementary colours with decorative border. Chrome ladder radiator.

MASTER BEDROOM 17' 10" x 11' 9" (5.44m x 3.58m) Picture window overlooking the rear garden. Door to:

EN-SUITE BATHROOM 9' 1" x 7' 4" (2.77m x 2.24m) Patterned obscure glazed window to the side elevation. Modern white 'Twyford' suite comprising pedestal wash hand basin, close coupled wc. Panelled bath with mixer tap and shower attachment, separate tiled shower. Floor to ceiling patterned wall tiling with decorative border. Chrome ladder radiator.

BEDROOM 2 15' 0" x 9' 11" (4.57m x 3.02m) Picture window to the side elevation. Wide bed recess with fitted wardrobes to either side, cupboards above.

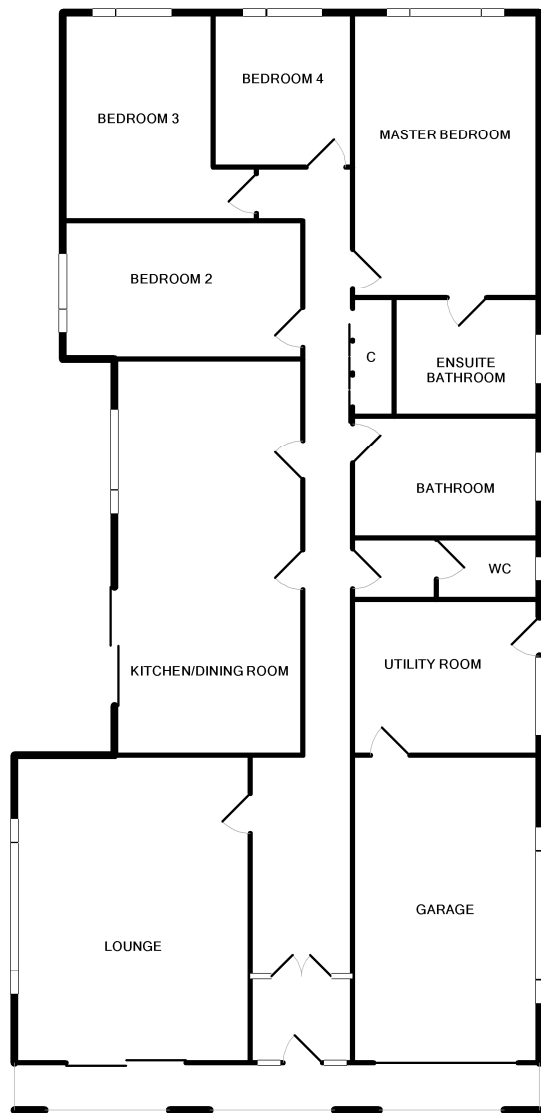
BEDROOM 3 13' 0" x 9' 5" (3.96m x 2.87m) Window overlooking the rear garden.

BEDROOM 4 9' 8" x 8' 8" (2.95m x 2.64m) Window overlooking the rear garden.

EXTERNALLY

At the front a wide entrance opens into a tarmac drive providing off street parking for two plus vehicles and giving access to the garage. Level lawned gardens and wide paved pathways, brick edged raised borders and brickwork walls. Wide garden areas leading along the side of the property with a wide level paved patio next to the kitchen and dining room, a level lawn beyond and a wall with arch and galvanised iron gate opening to the enclosed back garden.

Here a further lawned garden with wall boundaries and on one side standing a useful outside STORE 11'8" x 7'0" and behind this a lean-to GREENHOUSE 20'8" x 10' approx housing a mature dessert vine. A pathway continuing along the rear of the property and connecting back to the drive.



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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FLOOR COVERINGS The fitted floor coverings as seen are included in the sale price.

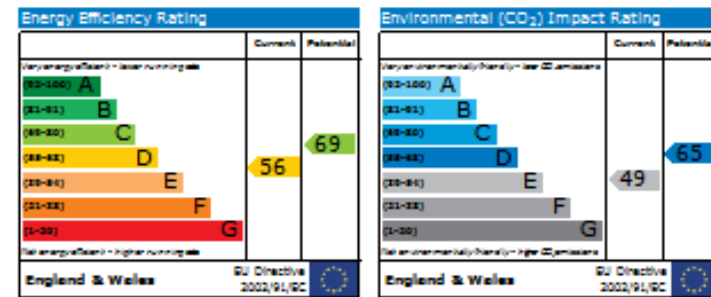
DISCLAIMER NOTICES

PROPERTY MISDESCRIPTIONS ACT 1991/MISREPRESENTATION ACT 1967 - The Agent has not tested any equipment, fixtures or services and as so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the Buyer must assume the information given is incorrect. The sale particulars may change in time and any interested party should inspect the property prior to exchange of contracts. These details/floorplans are prepared as a general guide only and should not be relied upon as a basis to enter in a legal contract, or to commit expenditure.

VIEWING

By appointment the Vendor's Agents – **Alan Cummings & Co.** Mannamead/Crownhill/ Offices Tel: (01752) 664125 or 786363.

ALAN CUMMINGS CO. (Consultant Surveyors and Independent Estate Agents) are open in Mannamead and Elburton offices Monday – Friday 9am – 5.30pm and also on Saturday 9am – 4pm and at Crownhill Monday – Friday 9am – 5pm.



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