



54 BURNISTON CLOSE

PLYMOUTH, PL7 1PQ

GUIDE : £350,000
FREEHOLD

Situated in a popular cul-de-sac in the Cherry Park area of Plympton we are please to offer this recently re-furbished two bedroom detached bungalow. Accommodation comprises lounge/Diner, New Kitchen, New shower room and two bedrooms. Benefits include gas central heating, uPVC double glazing, driveway for 3 vehicles, garage and front and rear gardens. Offered with no onward chain a viewing is highly advised.



54 BURNISTON CLOSE

- Detached Bungalow
- 2 Double Bedrooms
- Newly Redecorated Throughout
- New Kitchen & Shower Room
- Front & Rear Gardens
- Driveway & Garage
- No Onward Chain



Entrance:

uPVC double glazed door into:

Hallway:

Door to storage cupboard housing boiler and further door to downstairs rooms.

Lounge/Diner: 6.89m x 3.35m (22'7" x 10'11")

uPVC double glazed window to the front and uPVC double glazed French doors to the rear. Radiator

Kitchen: 3.27m x 2.34m (10'8" x 7'8")

uPVC double glazed door and window to the rear. Newly fitted high gloss units with square edge worktops and matching upstands. Bowl and a half drainer sink unit with mixer tap over and space for washing machine. Fitted gas hob with extractor over and oven beneath and integrated fridge and freezer. Further door to larder cupboard with shelving.

Shower Room:

uPVC obscure double glazed window to the front. Double shower cubicle with glazed screen and shower over, vanity wash hand basin with cupboards under and low flush W.C. Tiling to all splash back areas and to shower area and heated towel rail.

Bedroom 1: 3.66m x 3.28m (12'0" x 10'9")

uPVC double glazed window to the rear and radiator.

Bedroom 2: 3.49m max x 2.63m (11'5" max x 8'7")

uPVC double glazed window to the front, radiator and mirrored sliding doors to fitted wardrobes.

Outside:

To the front of the property is a garden laid mainly to lawn with some mature shrubs and bushes. A driveway offering ample parking leading to a garage and a path to the other side of the bungalow giving access to the rear garden. To the rear are multiple patio areas, a raised lawned area with flower borders and a seating area.

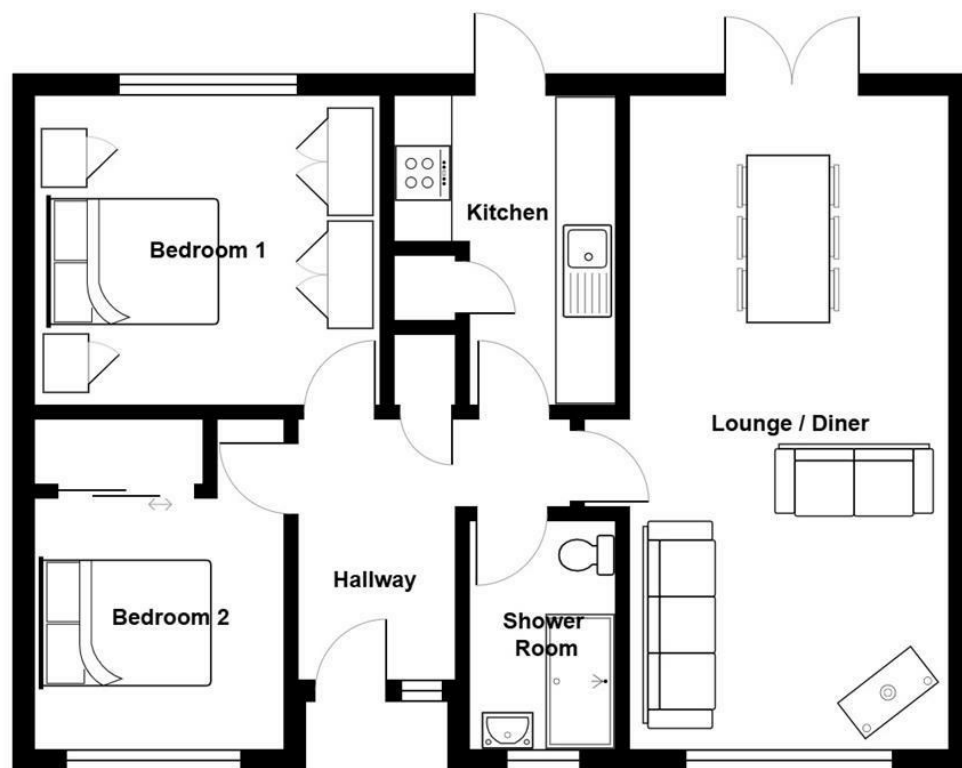
Garage:

Metal up and over door with power and lighting.

Material Information

- * Council Tax Band - C Annual Cost £1969.00
- * Mains gas, electric, sewage and water, Gas Central Heating,
- * Parking - Driveway & Garage
- * Broadband - Standard-Available, Superfast-Available, Ultrafast-Available
- * Mobile (voice) EE-Likely, Three-Likely, 02-Likely, Vodafone-Limited
- * Mobile (data) EE-Likely, Three-Likely, 02-Limited, Vodafone-Limited
- * Flood Risk - Surface Water - Low Rivers & Sea - Very Low
- * Construction - Standard


54 BURNISTON CLOSE



Total Area: 65.9 m² ... 709 ft²





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moving On Estate Agents
12 Colebrook Road
Plympton
Plymouth
PL7 4AA

01752 340666
enquiries@movingonestateagents.co.uk
<https://www.movingonestateagents.co.uk>

