



## 122 Bearsdown Road

Eggbuckland, Plymouth, PL6 5TT

£320,000



A detached 2/3 bedroom bungalow thought to date back to the 1970's. The property has been looked after well, maintained to a high standard and improved and refurbished with a new fitted kitchen having integrated appliances and new shower room fittings. Flexibility of layout and usage. Set on a rectangular shaped near level plot with long private drive and a good size single garage. The property has a front garden and to the rear a southerly facing enclosed back garden with wide patio, lawn and well stocked borders. Offered for sale vacant with no chain.



## BEARSDOWN ROAD, EGGBUCKLAND, PLYMOUTH, PL6 5TT

### LOCATION

Set on the southerly side of Bearstown Road in this popular established residential area of Eggbuckland with a number of local services and amenities close by and the position convenient for access into the city and nearby connection to major routes in other directions,

### ACCOMMODATION

#### PORCH

Light point. PVC part double glazed door with adjoining window into:

#### HALL

A wide central hall with access hatch to insulated loft. Smoke detector. Shelved storage cupboard.

#### LOUNGE/DINING ROOM 22'3" x 12'0" max (6.78m x 3.66m max)

Wide picture window overlooking the southerly facing back garden. Coved ceiling with two light points. Focal feature fire surround with fitted electric fire.

#### KITCHEN 8'11" x 7'11" (2.72m x 2.41m)

PVC part double glazed door to the side. Modern fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Work surfaces with matching splashbacks. Cupboard housing the 'Worcester' gas fired boiler which services the central heating and domestic hot water. Quality integrated appliances include 'Lamona' electric oven, four ring variable size hob with glass splashback and extractor hood over. Integrated separate fridge and separate freezer. Stainless steel sink.

#### BEDROOM ONE 12'0" x 9'11" | (3.66m x 3.02m |)

Windows to the front and side.

#### BEDROOM TWO 9'11" x 9'11" (3.02m x 3.02m)

Window to the front. Built-in wardrobes.

#### SHOWER ROOM 8'10" x 7'4" max (2.69m x 2.24m max)

Two patterned obscure double glazed windows to the side elevation. Modern fittings with close coupled wc, vanity wash hand basin set into unit with cupboard and drawer storage under, walk-in double size tiled shower with thermostatic control, hand held mixer and overhead douche spray. Fitted bathroom cabinet.

#### DINING ROOM/BEDROOM THREE 8'10" x 8'0" (2.69m x 2.44m)

Window to the side.

### OUTSIDE

Double decorative metal gates open into a long wide (8'9") drive providing off street parking and giving access to the garage set to the rear. The property is set back from the street and pavement by a lawned front garden with borders containing a variety of ornamental bushes and shrubs. Side access gate with path to the rear.

A southerly facing enclosed back garden with wide paved patio, raised wall planters, lawned garden and a variety of ornamental bushes and shrubs. Washing line. Two outside stores on the back of the garage.

#### GARAGE 17'1" x 8'7" (5.21m x 2.62m)

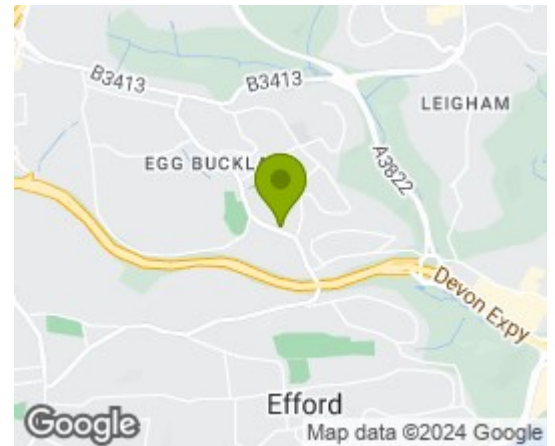
Up an over door to the front, pedestrian door to the back garden. Mains electric meter and consumer unit. Mains power point and lighting, modern metal consumer unit, smart meter, gas meter and plumbing suitable for automatic washing machine.

### AGENTS NOTE

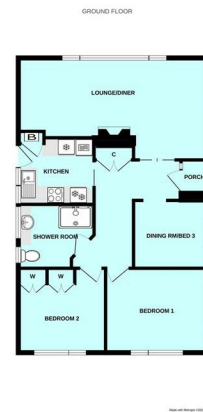
TENURE: Freehold

COUNCIL TAX BAND: D

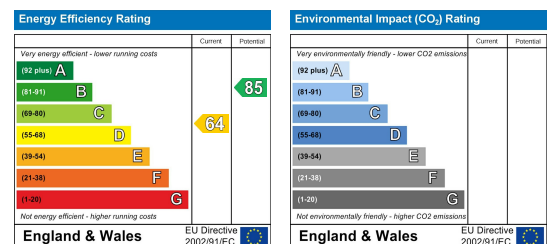
## Area Map



## Floor Plans



## Energy Efficiency Graph



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