



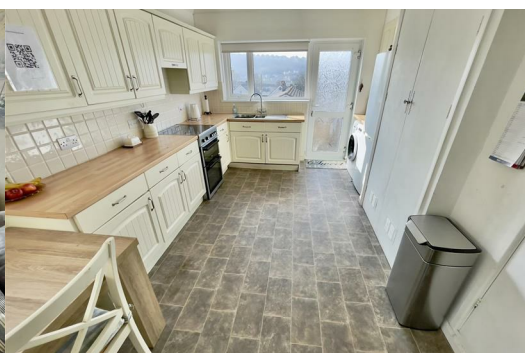
## 3 Bearsdown Close

Eggbuckland, Plymouth, PL6 5TX

**Guide Price £350,000**



Well proportioned detached bungalow located on the south side of Bearsdown Close with a southerly facing rear garden. The property built as part of a self-build group circa 1960s having the benefit of gas fired central heating & uPVC double-glazing. The accommodation including a 19ft large lounge with fireplace, spacious kitchen/breakfast room with cupboard housing the Worcester boiler which services the central heating & domestic hot water, 3 bedrooms, modern fitted shower room/wc & an adjoining separate modern wc. A long private drive providing off-road parking & gives access to the 18ft long garage, 3 cellar rooms & a southerly facing rear garden. Side access to the garden, a sun patio level with the lounge & kitchen & steps down to the southerly facing enclosed rear garden. From here into 3 spacious cellar rooms all with 6ft plus good head height & access to further underfloor areas to the front with reducing head height.





BEARSDOWN ROAD, EGGBUCKLAND, PLYMOUTH, PL6 5TX

LOCATION

Found in this popular, established, residential area of Eggbuckland with a number of local services & amenities close by. The position is convenient for access into the city & near by connection to major routes in other directions.

ACCOMMODATION

Then front entrance is off the drive with a porch giving access to the wide hall which leads to all rooms. A generous-sized lounge with picture window to the rear overlooking the southerly facing garden, a window to the side & fireplace with gas fired. Spacious fitted kitchen/dining room with window & door to the rear & further window to the side with views from the rear. A cupboard housing the Worcester gas fired boiler which services the central heating & domestic hot water. 3 bedrooms, a well appointed modern fitted shower room/wc & a separate wc.

A long private drive provides off-street parking. & gives access to the 18ft long garage which has an inspection pit accessed from the rear garden. Mature front garden & across the rear a sun terrace for the kitchen & lounge. From here steps lead down to the southerly facing enclosed rear garden. Doors open into the inspection pit & the extensive cellars. 3 main large cellar rooms all having 6ft head height & further hatches to other underfloor areas towards the front of the property having reduced head height.

PORCH

HALL

LOUNGE 59'0"29'6" x 36'1" (18'9 x 11)

KITCHEN/DINING ROOM 16'8 x 10'9 (5.08m x 3.28m)

BEDROOM ONE 13 x 10'5 (3.96m x 3.18m)

BEDROOM TWO 10'5 x 9'5 (3.18m x 2.87m)

BEDROOM THREE 9'6 x 9'3 (2.90m x 2.82m)

SHOWER ROOM/WC 7'7 x 7'4 (2.31m x 2.24m)

WC 7'6 x 3 (2.29m x 0.91m)

GARAGE 18'2 x 8'9 (5.54m x 2.67m)

CELLAR ONE 26'8 x 6'5 max (8.13m x 1.96m max)

CELLAR TWO 18'8 x 11'2 (5.69m x 3.40m)

CELLAR THREE 16'8 x 10'9 (5.08m x 3.28m)

COUNCIL TAX

Plymouth City Council  
Council Tax Band: D

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

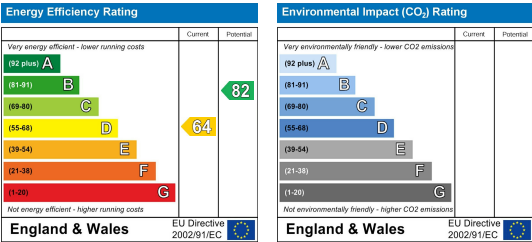
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.