



Bovisand Lane, Plymouth  
£240,000



# Bovisand Lane Down Thomas, Plymouth, PL9 0AE

This single-story property is beautifully appointed with two spacious bedrooms, a luxurious bathroom, and an inviting living room that offers a captivating sea view, providing the perfect spot to unwind. The kitchen is new and fitted with top-of-the-line NEF appliances, making it a dream for any home cook. The living room seamlessly connects with the outdoors, opening onto the private patio via sliding doors, inviting in the tranquil sea breeze and stunning vistas of the Plymouth Sound. This is a place where memories will be made, enjoying the tranquillity and beauty of the seaside.

The property boasts a complete renovation with a list of new features including a new roof, windows, kitchen, bathroom, flooring, electrics, and full interior and exterior redecoration. Every detail has been lovingly cared for, ensuring both style and durability. Perfectly marrying comfort, convenience, and luxury, this chalet is truly a gem by the sea. It also presents a wonderful opportunity as a private second home or holiday home, with occupancy available from March through to November. Whether seeking a peaceful retreat or a seaside getaway, this chalet offers the ideal escape throughout the seasons.

Moreover, Bovisands offers more than just a picturesque setting. It boasts a charming café where you can savour delightful treats and enjoy the coastal ambiance. The property also comes with allocated parking, ensuring convenience and ease of access for residents and guests alike. This property truly encapsulates the essence of coastal living, offering both comfort and convenience in a stunning seaside location.





- 2 Double Bedrooms
- Captivating sea views
- New kitchen with NEF appliances
- Fully refurbished
- New roof, windows, flooring, kitchen, bathroom, electrics
- Perfect second or holiday home
- Allocated Parking
- Private patio with Plymouth Sound vistas



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	87
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Miscellaneous items

EPC: E  
Council Tax: A  
Utilities: All main services  
Authority:  
Tenure: Leasehold - Share of Freehold  
Lease: Add text here  
Ground Rent: Add text here  
Service Charge: Add text here

### Agents Notes

If any issue such as location, condition, specific access requirements, communications, proximity to amenities or transport hubs are of material importance to your decision to view then please discuss these priorities with our friendly team before making arrangements. Extensive information on all our properties can be viewed online at [www.chasebuchanan.co.uk](http://www.chasebuchanan.co.uk)

### Thinking of Selling or Letting ?

If you are thinking of selling or letting your home, Chase Buchanan would be pleased to provide free no obligation sales & lettings advice.

### Independent Mortgage Advice

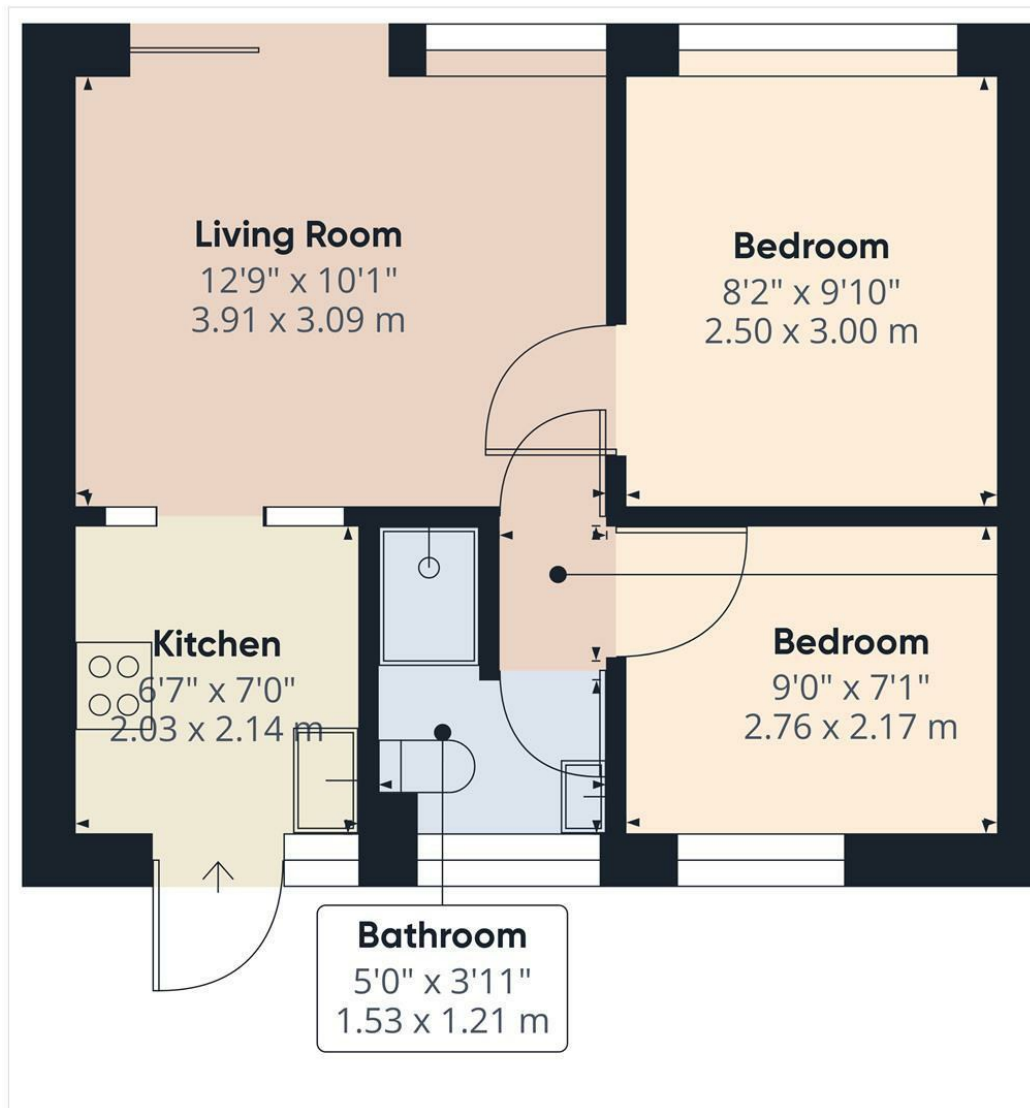
Chase Buchanan has a longstanding relationship with a firm of independent mortgage specialists with many years of experience who are members of The Industry Panel for Financial Advice (IPFA), which comprises some of the leading advisory firms in the UK mortgage market. They offer:

- \* Free consultation meetings with no obligation
- \* Access to exclusive mortgage products and deals
- \* Truly independent advice with access to approximately 130 mortgage lenders
- \* Face-to-face or telephone meetings at your convenience
- \* They help walk you through the mortgage process, and costs involved, help you set your budget to suit your lifestyle and future plans
- \* Their dedicated team are by your side throughout the property-buying journey

The service is friendly and straightforward. If you have already spoken to a mortgage adviser, it is still recommended to double-check you are being offered the best solution for your needs and circumstances. Please ask a member of our team to arrange a meeting.

### Solicitor / Conveyancing Services

We have access to a panel of solicitors who operate on a no sale no fee basis. We can arrange a no obligation conveyancing quote to be emailed to you which clearly itemises the legal costs associated with selling a property in the UK. This could be useful for comparable purposes before formally instructing your chosen solicitor. Please ask a member of our team for further information.



Approximate total area<sup>®</sup>

361.91 ft<sup>2</sup>  
33.62 m<sup>2</sup>

**Hallway**  
2'3" x 2'11"  
0.69 x 0.91 m

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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