



Luscombe Maye
Since 1873

6 Hazelwood Crescent,
Elburton, PL9 8BL

Guide Price £390,000

EPC D67



3/4



1/2



1

Deceptively spacious family home

Quiet location

Delightful front and rear gardens

1/2 Reception rooms

3/4 Bedrooms

Garage and parking



Full Description

DESCRIPTION

This bright and spacious detached family home is located on a quiet cul-de-sac in Elburton and offers practical and versatile accommodation with distant countryside views from some of the rooms.

On the ground floor we have a generous L-shaped living room with large picture window overlooking the front elevation, ample space for dining table and chairs, patio doors opening out onto a decked area, flowing around to the Kitchen. Attractively fitted with gloss fronted units offering plenty of storage space with integrated appliances to include fridge, freezer, microwave, dishwasher, gas hob with electric fan oven below and extractor over, ceramic sink with mixer tap over and complemented by a quartz worktop. There is another good sized reception room/bedroom as well as a double bedroom and a spacious cloakroom. On the first floor there are 2 double bedrooms and a family shower room which has been refurbished and comprises a double shower tray with Mira electric shower over, glazed screen and tiled surrounds, low level WC, wash hand basin in vanity unit with mirror above, ladder heated towel rail and obscured glazed window overlooking the rear of the property. Various low level doors give access into the eaves storage areas.

SITUATION

The village-like atmosphere of Elburton and close proximity to the countryside of the South Hams, continues to ensure that the location remains one of the most sought-after areas within the city of Plymouth. Amenities include the OFSTED rated 'Outstanding' Elburton primary school, post office, Co-op convenience store, butcher's shop, bakery, public houses, take-aways and regular bus service into Plymstock and Plymouth. Secondary schooling is available at Coombe Dean and Plymstock schools. Nearby, the Plymstock Broadway has a wider range of shops, library, health centre and the city centre of Plymouth is only 4.5 miles with a range of large department stores, restaurants, cinemas, theatres, grammar schools, colleges and university. The nearby beaches of Wembury and Bovisand are easily accessible along with the countryside of the South Hams. Plymouth has at least five yacht marinas including Sutton Harbour, Mayflower, Plymouth Yacht Haven, Queen Anne's

Battery and King Point, providing an excellent base for exploring the South West's many fantastic beaches and anchorages, or further afield to France and the Channel Islands.

Communication links in the area are excellent, with the A38 Devon Expressway providing dual carriageway links to the M5 at Exeter, or Cornwall across the Tamar. There is a mainline train station, providing direct links to London Paddington in just over 3 hours, whilst Exeter's International Airport about an hour's drive away provides a wide selection of services to UK and international destinations, including daily flights to London City Airport

OUTSIDE

The delightful rear garden has been attractively landscaped and offers 2 separate decked areas on which to enjoy the sun at various times of the day. Level lawn with mature shrub borders.

The front garden is mainly laid to lawn with mature shrub border and driveway leads to a single garage with space and plumbing for washing machine and other white goods. Up-and-over metal door and pedestrian access door. Small additional separate store room at the rear.

SERVICES

Mains electricity, gas, water and drainage are connected to the property.

TENURE

Freehold.

LOCAL AUTHORITY & COUNCIL TAX BAND

Plymouth City Council. The property is in Band E.

VIEWINGS

Strictly by appointment with Luscombe Maye's Yealmpton Office.
T: 01752 880044. E: yealmpton@luscombemaye.com

DIRECTIONS

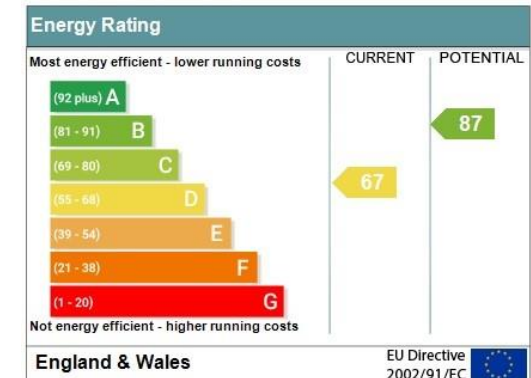
From the Elburton roundabout on the A379, take the Sherford Road exit. After the third mini roundabout take the second turning on the right into Hazelwood Crescent and the property

can be found near the end of the cul-de-sac on the left. What 3 words: snail.minic.gravel

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ross on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.

Address: 6 Hazelwood Crescent, PLYMOUTH, PL9 8BL
RRN: 0300-6960-0622-4207-3273



6 Hazelwood Crescent, Elburton, PL9 8B

Approximate Gross Internal Floor Area = 110.0 sq m / 1184 sq ft
Garage Area = 16.6 sq m / 179 sq ft
Total Area = 126.7 sq m / 1364 sq ft

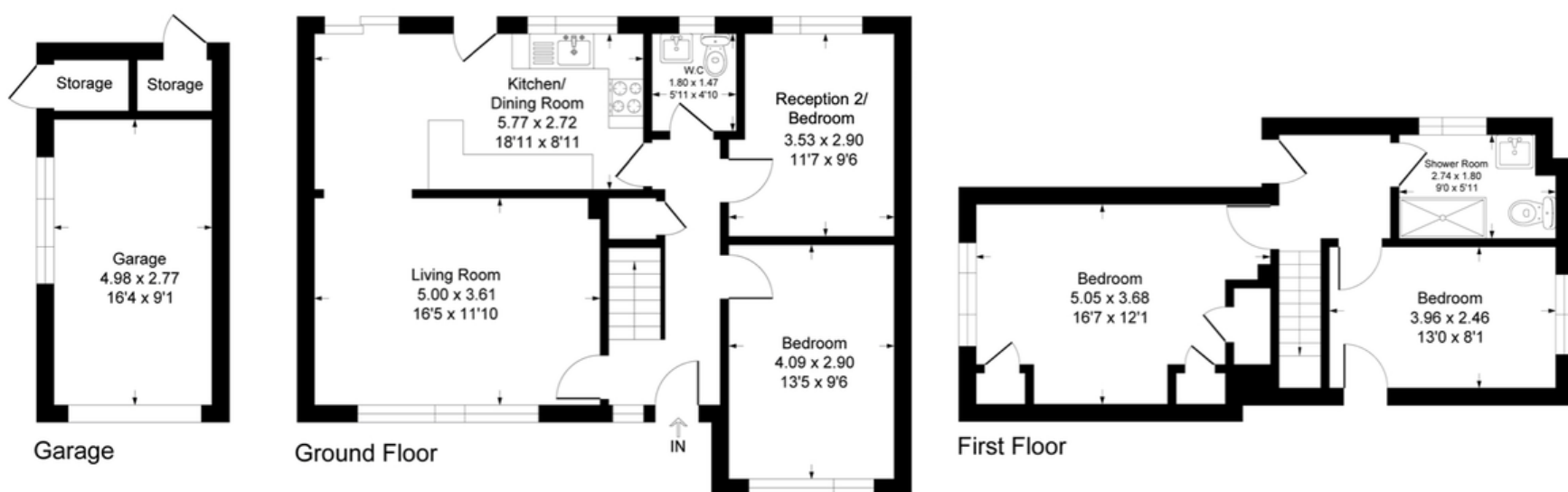


Illustration for identification purposes only, measurements are approximate, not to scale.

All measurements are approximate and are for general guidance purposes only. Whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

The Old Bakery, Market Street, Yealmpton, Plymouth, Devon, PL8 2EA

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