



Luscombe Maye

Since 1873

# 6 Hazelwood Crescent, Elburton, Plymouth PL9 8BL

Guide Price £390,000

4 1 1



## 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.

## 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](mailto:yealmpton@luscombemaye.com) | Online viewings available upon request.

## 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 Alex on 01752 393330 or [lettings@luscombemaye.com](mailto:lettings@luscombemaye.com) to discuss our range of bespoke services.



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

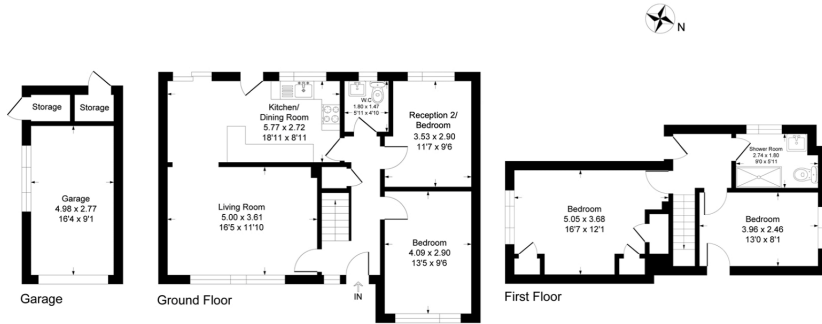
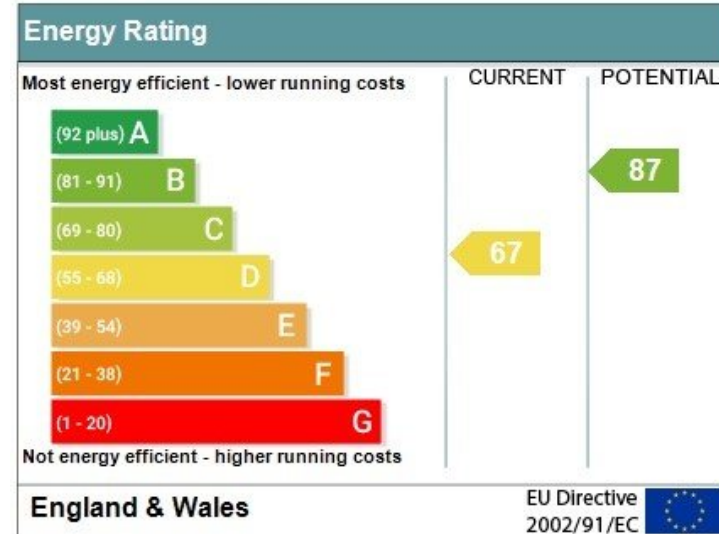


Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached family home
- Quiet location
- 1/2 Reception rooms
- 3/4 Double bedrooms
- Garage
- Light & spacious rooms
- Delightful front & rear gardens
- Fitted kitchen with integrated appliances
- Family shower room & downstairs cloakroom
- uPVC double glazing & gas central heating



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



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.