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64 Billacombe Road

64, Billacombe Road, Plymouth, PL9 7EX



Plymouth City Centre approx. 2 miles.  
Exeter City Centre approx. 45 miles.

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**Chain Free - A well-presented detached bungalow situated in an elevated position within a convenient location on the outskirts of Plymstock.**

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- CHAIN FREE
- Detached Bungalow
- Kitchen/Diner
- One Reception Room
- Three Bedrooms
- Shower Room
- Front & Rear Gardens
- Double Garage & Off Road Parking
- Freehold
- Council Tax Band D

**Offers In Excess Of  
£325,000**



### SITUATION

The property is situated on a generous and elevated plot within walking distance of a supermarket and local amenities which include the Broadway Shopping Centre with a varied selection of shops and services. Well regarded schools are close by including Plymstock and Coombe Dean Secondary Schools. The A38 is easily accessed along with local bus links to the city centre and beyond. The beautiful South Hams and local beaches are all just a short drive away.

### DESCRIPTION

This well presented bungalow offers versatile, single storey accommodation which has been refurbished and improved by the current Vendor. The property is situated on a generous and elevated plot with the added benefit of off-road parking and a double garage.

### ACCOMMODATION

A welcoming entrance hall gives access to the light and spacious accommodation comprising, sitting room of good size with feature bay window with elevated views to the front aspect of the property, two generous double bedrooms and a third bedroom/second reception room which is currently utilised as a dining room but could work equally as well as a home office/study. The attractive kitchen/breakfast room has undergone recent refurbishment with a fitted, contemporary modern kitchen which has space and plumbing for appliances, the kitchen has a pleasant outlook along with a door to the garden. A 'wet room' style shower room completes this desirable home.

### OUTSIDE

External benefits include a double garage with light, power and water along with adjacent off road parking. The generous plot has steps up to the property with the front garden being gravelled for low maintenance. The rear garden is also gravelled and is on two levels with elevated decked seating areas, perfect for alfresco dining and entertaining.

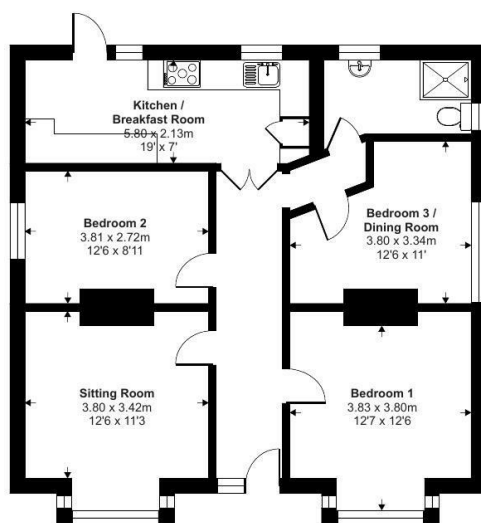
### SERVICES

Mains Electric, Gas & Water  
Private Drainage; Septic Tank  
Based on the latest data available to Ofcom, Superfast broadband and mobile coverage from EE, O2 & Three are available at the property.







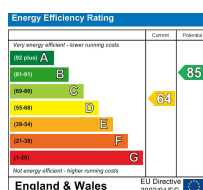


Ground Floor

Approximate Area = 885 sq ft / 82.2 sq m  
Garage = 319 sq ft / 29.6 sq m  
Total = 1204 sq ft / 111.8 sq m  
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2025. Produced for Stags. REF: 1256698

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