



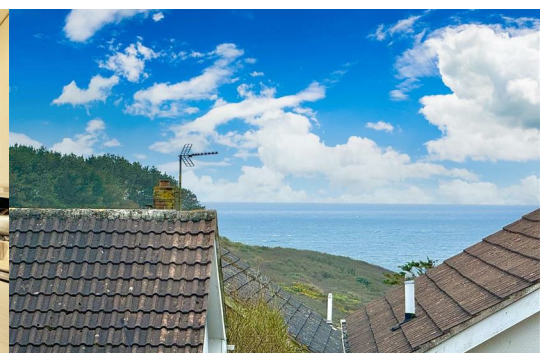
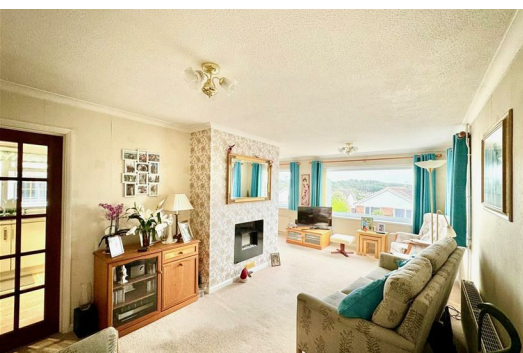
## 58 Longlands Drive

Heybrook Bay, Plymouth, PL9 0BL

Offers Over £375,000



Nicely-presented detached bungalow situated in this highly sought-after coastal village. From the front there are views to the sea. The accommodation comprises an entrance porch & hallway, lounge/dining room, fitted kitchen, inner hallway, 3 double bedrooms, bathroom & conservatory. The third bedroom is currently used as an additional sitting room & provides access to the conservatory. Driveway & garage. Front & rear gardens. Double-glazing & central heating.





## LONGLANDS DRIVE, HEYBROOK BAY, PLYMOUTH PL9 0BL

### ENTRANCE PORCH 6'2 x 4'10 (1.88m x 1.47m)

uPVC double-glazed entrance porch, with a tiled floor, leading to the entrance hall.

### HALL 5'7 x 5'4 (1.70m x 1.63m)

Glazed door with matching window to the side, opening into the lounge.

### LOUNGE 19'2 x 10'7 (5.84m x 3.23m)

A dual aspect room with windows with fitted blinds to the front and side elevations providing views to the sea. Chimney breast with an inset electric fire. Open plan access through into the dining room. Doorway opening to the inner hallway. Doorway opening into the kitchen.

### DINING ROOM 9'8 x 8'11 (2.95m x 2.72m)

Window with fitted blinds to the front elevation with sea views. Glazed serving hatch to the kitchen.

### KITCHEN 11'1 x 8'10 (3.38m x 2.69m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single-drainer sink unit. Built-in double oven and grill. Stainless-steel 4-burner gas hob with a cooker hood above. Space for fridge, freezer and washing machine. Window to the side elevation. Doorway opening into the side porch.

### SIDE PORCH

Constructed in uPVC double-glazing with a door leading to outside at either end. Tiled floor.

### INNER HALLWAY 8'10 to rear of cupboard x 6'2 (2.69m to rear of cupboard x 1.88m)

Providing access to the bedrooms and bathroom. Loft hatch. Airing cupboard housing the gas boiler.

### BEDROOM ONE 13'3 x 10'9 (4.04m x 3.28m)

Built-in wardrobes with sliding doors. Built-in bedside cabinets, drawer unit with seat and matching dressing table. Full-height window to the rear elevation.

### BEDROOM TWO 11'2 x 10'6 (3.40m x 3.20m)

Built-in wardrobe with sliding doors. Window to the rear elevation.

### BEDROOM THREE 11'1 x 8'11 (3.38m x 2.72m)

Window to the side elevation. Glazed door opening into the conservatory. This room is currently used as an additional sitting room.

### CONSERVATORY 13'9 x 9'10 (4.19m x 3.00m)

Constructed in uPVC double-glazing beneath a pitched roof. Fitted blinds to the windows and roof. Tiled floor.

### BATHROOM 8'9 x 5'7 (2.67m x 1.70m)

Jacuzzi-style bath, separate shower with curved glass screen, wash handbasin and wc built into storage cabinets, providing storage and concealing the cistern. The walls and floor are fully tiled. Under-floor heating. Plinths with spotlighting. Panelled ceiling. Spotlighting. 2 uPVC obscured double-glazed windows to the side elevation. Wall-mounted chrome heated towel rail.

### GARAGE 16'8 x 8'4 (5.08m x 2.54m)

Remotely operated door to the front elevation. Power and lighting. Electric meter and gas meter.

### OUTSIDE

A driveway leads to the garage and provides access to the main front door. The front garden is hard landscaped for ease of maintenance and is laid to chippings and slate chippings and inset with shrubs. The rear garden is laid to lawn together with borders laid to chippings. There is a paved patio, timber summerhouse and shed.

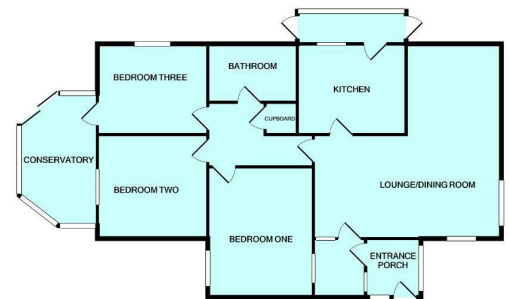
### COUNCIL TAX

South Hams District Council  
Council tax band D

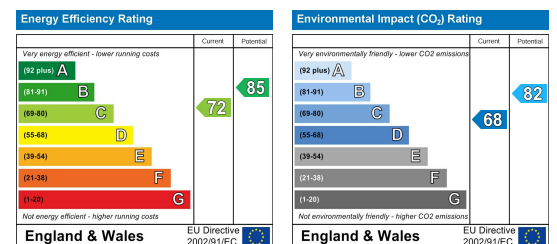
## Area Map



## Floor Plans



## Energy Efficiency Graph



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