



## Cedar Park Bovisand Lane

Down Thomas, Plymouth, PL9 0AE

£139,950



Superbly positioned detached freehold chalet with incredible panoramic sea views incorporating the breakwater & the Cornish coastline beyond towards the villages of Cawsand & Kingsand. The accommodation is well-presented throughout & comprises a living room, kitchen, double bedroom & shower room. The front window is triple-glazed & the remaining windows are double-glazed. Electric heating. Garden & patio areas. No onward chain.



## CEDAR PARK, DOWN THOMAS, PL9 0AE

### ACCOMMODATION

Front door opening into the living room.

### LIVING ROOM 14' x 7'10 (4.27m x 2.39m)

Superb triple-glazed picture window taking advantage of the wonderful views. Access through to the kitchen.

### KITCHEN 7'5 x 5'5 (2.26m x 1.65m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space for fridge. Space for free-standing cooker. Window to the side elevation.

### INNER HALL

Larder cupboard with space beneath for fridge or freezer. Doors providing access to the bedroom and shower room.

### BEDROOM 9'8 x 8'3 (2.95m x 2.51m)

2 windows to the side elevation.

### SHOWER ROOM 11'1 x 2'8 (3.38m x 0.81m)

Comprising an enclosed shower with bi-folding glass door and an electric shower system, square basin with a cabinet beneath and a mirror over with a tiled splash-back and a wc. Chrome towel rail/radiator. Obscured window to the side elevation.

### OUTSIDE

To the side there is a paved patio area. Along the front there is an area laid to lawn with a chipping border. Pathways lead along the front and opposite side elevation, where there is a further small area laid to lawn, an outside shed, storage box and further integral storage box.

### COUNCIL TAX

South Hams District Council  
Council tax band A

### SERVICE CHARGE

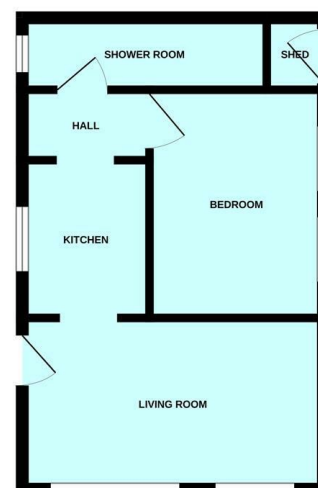
The service charge is £300 per annum.

### Area Map



### Floor Plans

GROUND FLOOR



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