



## 25 Homer Rise

Elburton, Plymouth, PL9 8NE

£400,000



Superb older-style double bay-fronted detached bungalow situated at the end of this highly sought-after cul-de-sac in Elburton. The property is set within large gardens & enjoys fabulous views towards Dartmoor. The accommodation briefly comprises a reception hall, bay-fronted lounge, separate dining room, fitted kitchen, 3 bedrooms, bathroom & additional wc. Beneath the property, to the rear, is an integral garage. Driveway. Double-glazing & central heating.



## HOMER RISE, ELBURTON, PL9 8NE

### ACCOMMODATION

Front door opening into the porch.

### ENTRANCE PORCH

Feature archway. Tiled floor. Obscured windows to the 3 elevations. Obscured glazed timber door opening into the reception hall.

### RECEPTION HALL 13'11 x 7'8 (4.24m x 2.34m)

Exposed and polished floorboards throughout. High ceiling with coving and picture rail. Corner-sited cupboard housing the gas boiler.

### LOUNGE 14'1 into bay x 12'4 (4.29m into bay x 3.76m)

3-sided bay window to the front elevation. 2 windows to the side elevation either side of the chimney breast. High ceiling with picture rail.

### DINING ROOM 14' into bay x 12'5 (4.27m into bay x 3.78m)

3-sided bay window to the front elevation. High ceiling with coving and picture rail.

### KITCHEN 12'2 x 8'1 (3.71m x 2.46m)

Range of cabinets with matching fascias, work surfaces and tiled splash-backs. Breakfast bar. Stainless-steel single drainer sink unit. Built-in double oven and grill. Separate electric hob. Space for free-standing fridge-freezer. High ceiling. Dual aspect with windows to the rear and side elevations. Lovely views from the rear. Partly-glazed doorway leading to the rear porch.

### REAR PORCH

uPVC double-glazed windows providing fabulous panoramic views from Plymouth around to Dartmoor. Plumbing for washing machine. Steps leading to the rear door, which in turn leads to outside.

### BEDROOM ONE 12'4 x 10'4 (3.76m x 3.15m)

High ceiling with picture rail. Window to the side elevation.

### BEDROOM TWO 11'8 x 10'8 (3.56m x 3.25m)

High ceiling with picture rail. Dual aspect with windows to the rear and side elevations. Fabulous views over the garden and beyond.

### BEDROOM THREE 9'4 x 8' (2.84m x 2.44m)

Wall-mounted cupboards and shelf. High ceiling and picture rail. Window to the rear elevation with views over the garden and beyond.

### BATHROOM 8'2 x 6'2 (2.49m x 1.88m)

Comprising a bath, separate shower, pedestal basin and wc. Wall-mounted mirror. Feature half-panelling to the walls. Exposed and painted floorboards. High ceiling with picture rail. Obscured window to the side elevation.

### ADDITIONAL WC 8'2 x 3'2 (2.49m x 0.97m)

WC and pedestal basin with a cabinet above. Loft hatch. Obscured window to the side elevation.

### GARAGE 14'5 x 7'8 (4.39m x 2.34m)

Timber double doors providing access. Power and lighting.

### SUB FLOOR STORAGE

Accessed via the driveway through a hatchway. Limited head height. Housing the gas meter, electric meter and consumer unit.

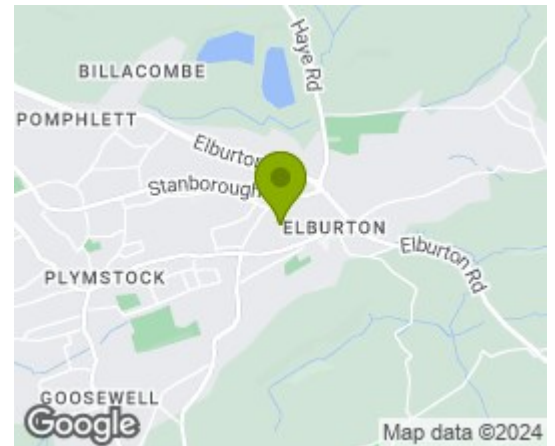
### OUTSIDE

To the front, there are 2 raised beds and paving providing access to the main front door. A pathway leads around one side elevation and the driveway runs along the other side elevation. The driveway leads to a parking area and provides access to the integral garage. Adjacent to the property is a paved patio area beyond which the gardens are laid to lawn together with a variety of mature planting. From the lawn a pathway continues to a secondary area of garden where there is a greenhouse and fruit trees.

### COUNCIL TAX

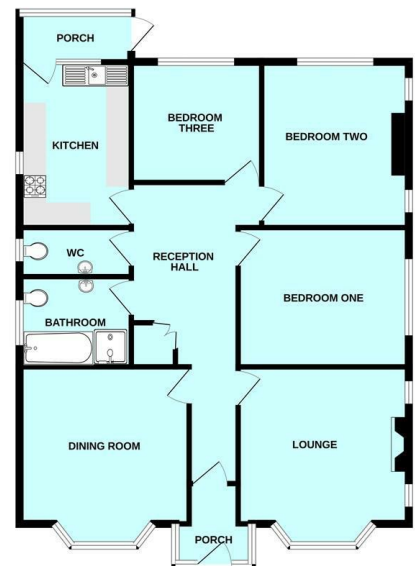
Plymouth City Council  
Council tax band D

## Area Map



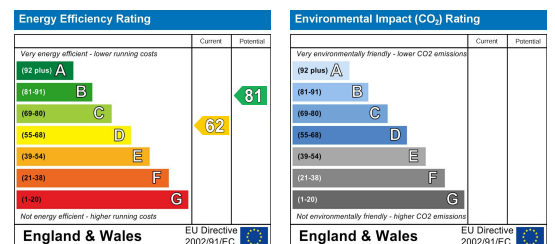
## Floor Plans

GROUND FLOOR



Made with Mapbox CSD2

## Energy Efficiency Graph



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