



8 Westlake Rise

Heybrook Bay, Plymouth, PL9 0DS

£425,000



Superbly-presented extended detached bungalow situated in this highly sought-after coastal village. The property enjoys views towards the sea & has accommodation briefly comprising a split-level entrance & inner hallway, lounge/dining room, kitchen, 3 double bedrooms, family bathroom with a bath & separate shower plus a master dressing area & ensuite shower room. Drive & garage. Front & rear gardens. Double-glazing & gas central heating.



WESTLAKE RISE, HEYBROOK BAY, PL9 0DS

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL

Oak flooring. Feature vaulted ceiling with Velux window. Built-in cloak cupboard. Doorway opening into the master bedroom. Steps lead to the inner hall.

INNER HALL

Oak flooring. Inset ceiling spotlights. Loft hatch. Access to the accommodation.

LOUNGE/DINING ROOM 19'11 x 14'4 max dimensions (6.07m x 4.37m max dimensions)

Dual aspect with windows to the front and side elevations, all with fitted blinds. Ample space for seating and dining. Fireplace with an electric fire. Inset ceiling spotlights. Oak flooring.

KITCHEN 10' x 9 (3.05m x 2.74m)

Range of modern base and wall-mounted cabinets with white gloss fascias, matching work surfaces and a glass splash-back. Inset one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Separate 4-burner gas hob with a stainless-steel splash-back and cooker hood above. Space and plumbing for washing machine. Integral dishwasher. Recess providing space for an American-style fridge-freezer. Tiled floor. Inset ceiling spotlights. Window to the side elevation. Doorway leading to outside.

BEDROOM ONE 13'4 x 10'3 (4.06m x 3.12m)

A generous master bedroom with oak flooring throughout. Over-head skylights. Inset ceiling spotlights.

DRESSING AREA 10'8 x 5'3 (3.25m x 1.60m)

Oak flooring. Window to the rear elevation. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 10'8 x 8 (3.25m x 2.44m)

Comprising an enclosed shower cubicle with glass door, wall-mounted basin with drawer storage beneath and wc. Skylight to the side elevation.

BEDROOM TWO 11'6 x 10'7 (3.51m x 3.23m)

Window to the rear elevation. Oak flooring.

BEDROOM THREE 11'6 x 8'11 (3.51m x 2.72m)

Window to the rear elevation. Oak flooring.

BATHROOM 8'10 into shower x 8'6 (2.69m into shower x 2.59m)

Comprising a fitted bath with wall-mounted tap and controls, separate walk-in shower with wall-mounted controls, over-head shower plus an additional rinsing attachment, basin set onto a cabinet with drawer storage and wc. Chrome towel rail/radiator. Partly-tiled walls. Tiled floor. Inset ceiling spotlights. 2 obscured windows to the side elevation.

GARAGE 16'10 x 8'6 (5.13m x 2.59m)

Remote roller door to the front elevation. Power and lighting. Consumer unit and electric meter. Work bench.

OUTSIDE

A driveway precedes the garage providing access and off-road parking. The front garden is laid to lawn and bordered by flowers. Pathways lead around both side elevations. The rear garden is laid to lawn together with a patio area. There is a timber shed, greenhouse and from the top of the garden there are views towards the sea, including views of the Eddystone lighthouse (when visible).

COUNCIL TAX

South Hams District Council
Council tax band D

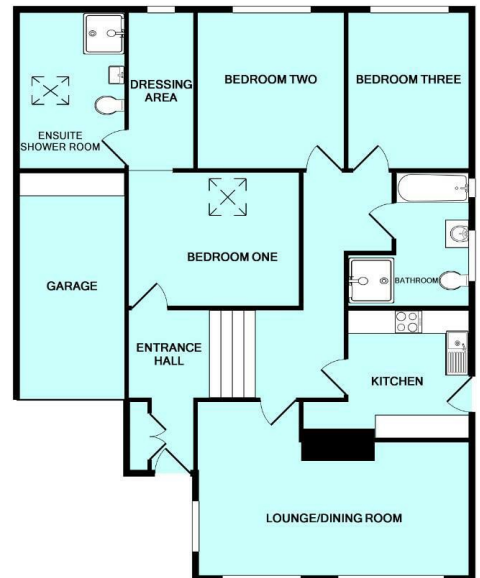
SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

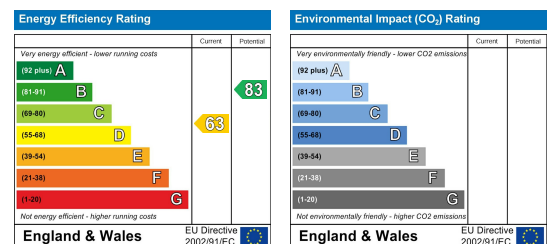
Area Map



Floor Plans



Energy Efficiency Graph



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