



## 18 Berry Park Road

Plymstock, Plymouth, PL9 9AG

£325,000



Lovely older-style detached bungalow located in the heart of Plymstock being sold with no onward chain. The accommodation is flexible in its use & is currently laid out as a lounge, kitchen with dining area, 2 ground floor bedrooms & bathroom. Accessed via the stairs in the kitchen are 2 utilised loft areas. Useful cellar space & utility. Double-glazing & gas central heating. Front & rear gardens. Driveway extending down the side of the property to the detached garage.



## BERRY PARK ROAD, PLYMSTOCK, PL9 9AG

### ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door leading to the entrance vestibule.

### ENTRANCE VESTIBULE

Part glazed inner door leading into the entrance hall.

### ENTRANCE HALL

Doors providing access to the accommodation.

### LOUNGE 14'5" into the bay x 12'6" (4.41 into the bay x 3.82)

Double-glazed square bay window to the front elevation. Stone fireplace and hearth with inset 'Living Flame' gas fire (disconnected).

### BEDROOM ONE 15'5" into the bay x 11'5" to wardrobe rear (4.70 into the bay x 3.48 to wardrobe rear)

Double-glazed bay window to the front elevation. Along one wall are a range of fitted wardrobes with storage and hanging space.

### BEDROOM TWO 12'6" into the alcove x 11'11" (3.82 into the alcove x 3.64)

Feature fireplace. Built-in display unit and storage cupboard to alcove. Double-glazed window to the rear elevation with outlook across local rooftops and the surrounding Plymstock district.

### BATHROOM 7'4" x 6'2" (2.24 x 1.88)

Fitted with a coloured suite comprising a panel bath, separate shower cubicle with folding shower screen door, tiled area surround and shower unit with spray attachment, pedestal wash basin and low level wc. Obscured double-glazed window to the rear elevation.

### KITCHEN 8'3" x 8'0" incl kitchen units (2.53 x 2.46 incl kitchen units)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer single bowl sink unit. Inset 4-ring gas hob with an electric oven beneath. Turning staircase rising to the utilised loft. Opening leading into the dining area.

### DINING AREA 8'3" x 8'0" (2.53 x 2.46)

Windows to 3 elevations with outlook across local rooftops and the surrounding Plymstock district. Part double-glazed door providing access to steps which lead down to the garden.

### UTILISED LOFT AREA 1 11'5" x 8'3" taken at a height of 4'11" (3.48 x 2.52 taken at a height of 1.5)

Accessed from the open-tread stairs in the kitchen. Sloping ceilings to 3 elevations. Velux-style double-glazed window to the rear elevation. Eaves storage access. Doorway leading into the second area.

### UTILISED LOFT AREA 2 10'6" x 7'2" taken at a height of 4'11" (3.22 x 2.20 taken at a height of 1.5)

Sloping ceilings to 3 elevations. Velux-style double-glazed window to the rear elevation. Eaves storage.

### GARAGE 20'7" x 11'3" (6.29 x 3.45)

Up-&-over door to the front elevation. Power and lighting.

### UTILITY 8'3" x 8'1" with a reduced head height of 5'8" (2.54 x 2.47 with a reduced head height of 1.74)

Located beneath the dining area. Low level toilet. Space and plumbing for a washing machine. Power and lighting. Gas boiler.

### OUTSIDE

The property is approached via double gates leading to the sloped drive providing off-road parking and access down to the garage. The front garden has a lawned section with mature shrubs bordering. A gravel path leads to the main front entrance. The path continues down the far side of the bungalow to a gate which in turn provides access to the rear garden. Outside cold tap. Door leading to the useful cellar access and storage. The rear garden is enclosed by block-walling and fencing and the majority of the garden is laid to lawn. There are a number of trees and flowering plants.

### COUNCIL TAX

Plymouth City Council  
Council tax band D

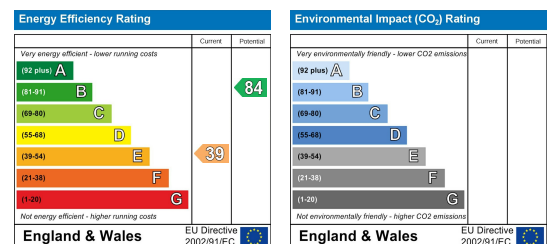
## Area Map



## Floor Plans



## Energy Efficiency Graph



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