



## 8 The Crescent

Brixton, Plymouth, PL8 2AP

£399,950



A wonderful detached bungalow located in the very popular South Hams village of Brixton. The accommodation has been extended & comprises an entrance porch and hall, lounge/dining room, modern fitted kitchen with built-in appliances, a very useful utility, 3 bedrooms, one with an ensuite shower room & a 4-piece family bathroom. Very well-maintained attractive & mature gardens including a rear decked area, raised vegetable patch, summer house, greenhouse & shed. Integral garage & parking.



## THE CRESCENT, BRIXTON, PL8 2AP

### ACCOMMODATION

Access to the property is gained via steps leading to the part obscured double-glazed door leading into the entrance porch.

### ENTRANCE PORCH 6'11" x 4'4" (2.13 x 1.34)

Obscured double-glazed windows to 3 elevations. Tiled floor. Glazed multi-panel inner door opening into the entrance hall.

### ENTRANCE HALL

Built-in utility cupboard with shelving. Further linen cupboard housing the gas boiler. Loft hatch. Bamboo flooring. Doors providing access to the accommodation.

### LOUNGE/DINING ROOM 17'3" x 13'3" (5.27 x 4.04)

Full-length double-glazed doors opening up to the front elevation. Double-glazed window to the side. Inset 'Living Flame' gas fire set within the stone fireplace.

### KITCHEN 11'6" x 9'2" (3.51 x 2.81)

Range of modern matching eye-level and base units with work surfaces. Inset one-&-a-half bowl sink unit with mixer tap. Built-in 4 ring induction hob with an extractor hood above. Integrated fridge-freezer, electric oven and top electric oven/microwave oven, slimline dishwasher and wine cooler. Number of under-counter cupboards and drawers. Full-length larder cupboard. Obscured double-glazed window to the side elevation. Double-glazed window to the rear. Obscured double-glazed door providing access to the rear utility.

### UTILITY 14'1" x 3'9" (4.31 x 1.15)

A very useful area with a range of work surfaces. Inset sink. Space and plumbing for washing machine. Tiled floor. Double-glazed windows to the rear elevation. Obscured uPVC double-glazed door to the side elevation leading out to the rear garden.

### BEDROOM ONE 12'7" x 11'3" (3.86 x 3.44)

Double-glazed window to the front elevation. Range of fitted full-length wardrobes recessed along one wall and a further range of fitted full-length wardrobes with drawer space on the adjacent wall.

### BEDROOM TWO 10'11" x 9'5" excl the door recess (3.35 x 2.89 excl the door recess)

Double-glazed window to the rear elevation. Double-glazed French-style double doors leading out onto the rear garden. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 8'4" x 4'6" (2.55 x 1.38)

Comprising a shower cubicle with a folding shower screen door and shower unit with spray attachment, sink unit with a cupboard beneath and a low level toilet. Vertical towel rail/radiator. Tiled floor. Obscured double-glazed window to the side elevation.

### BEDROOM THREE 9'2" x 8'6" (2.81 x 2.61)

Obscured double-glazed window to the side elevation. Built-in cupboard.

### BATHROOM 9'2" x 5'10" (2.80 x 1.78)

Lovely 4-piece suite comprising a bath with twin hand grips and mixer tap with spray attachment, Quadrant corner shower with double doors, tiled area surround and shower unit with spray attachment, sink unit with a vanity cupboard beneath and adjacent low level toilet with boxed-in cistern. Vertical towel rail/radiator. Tiled floor.

### GARAGE 27'7" x 9'1" (8.41 x 2.78)

Up-&-over door to the front elevation. Power and lighting. Cold water tap. Range of shelving and storage.

### OUTSIDE

To the front of the property there is a lovely mature attractive garden area with planted borders and a central lawned section. A driveway leads to the integral garage and there is access to the rear garden at either side of the property. The rear garden is a lovely feature to the property and has a raised lawn area and attractive planted borders. On the top area there is a raised vegetable plot, summer house, greenhouse and storage shed.

### SOUTH HAMS

South Hams District Council  
Council tax band D

### SERVICES

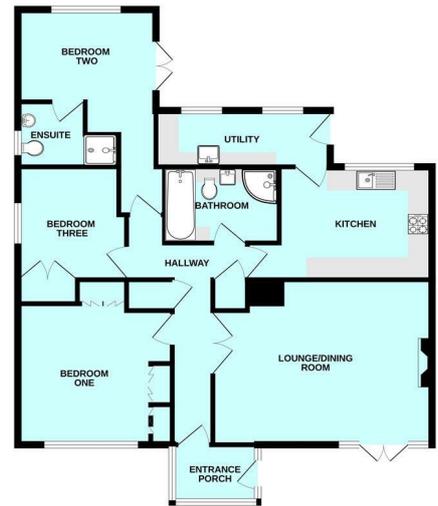
The property is connected to all the mains services: gas, electricity, water and drainage.

## Area Map



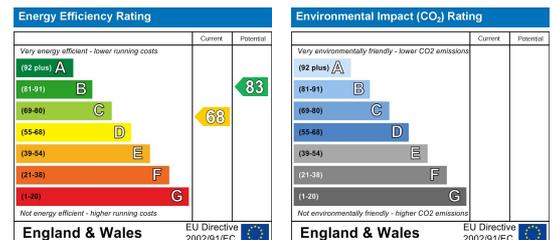
## Floor Plans

GROUND FLOOR



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## Energy Efficiency Graph



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