



## 7 South View

Elburton, Plymouth, PL9 8PS

£269,950



Semi-detached bungalow with lovely views situated in a quiet tucked-away position close to Elburton village. There are front & rear gardens together with drive & garage. The accommodation needs a little updating & briefly comprises an entrance porch, lounge, kitchen/dining room, additional breakfast/sitting room, 2 double bedrooms & bathroom. Double-glazing & central heating. Being sold with no onward chain. Potential to extend subject to the necessary planning consents.





SOUTH VIEW, ELBURTON, PL9 8PS

ACCOMMODATION

ENTRANCE PORCH 5'5 x 3'2 (1.65m x 0.97m)

Front door opening into the lounge.

LOUNGE 11'10 x 11'1 (3.61m x 3.38m)

Chimney breast. Picture rail. Window to the front elevation with views. Doorway opening into the inner hallway.

INNER HALLWAY 6'5 x 3'7 (1.96m x 1.09m)

Providing access to the remaining accommodation. Picture rail.

BREAKFAST/SITTING ROOM 11'3 x 8'5 (3.43m x 2.57m)

A useful reception room with a window to the side elevation. Picture rail. Access through to the kitchen/dining room.

KITCHEN/DINING ROOM 12'7 x 8'8 (3.84m x 2.64m)

Ample space for table and chairs. Base and wall-mounted cabinets. Single drainer sink unit. Space for free-standing appliances. Dual aspect with 2 windows to the rear elevation overlooking the garden and a window to the side elevation. Doorway leading to outside.

BEDROOM ONE 12' into bay x 11'2 (3.66m into bay x 3.40m)

A square bay window to the front elevation. Chimney breast with fireplace. Picture rail.

BEDROOM TWO 11' x 10'1 (3.35m x 3.07m)

Window to the rear elevation. Picture rail.

BATHROOM

Comprising a bath, pedestal basin and wc. Storage cupboard. Loft hatch. Obscured window to the side elevation.

GARAGE 15'10 x 10'1 (4.83m x 3.07m)

Remote electronic roller door to the front elevation. Gas meter. Power and lighting. Window to the rear elevation. Rear access door. Doorway opening into the cellar.

CELLAR

A useful sub-floor storage area. Housing the gas boiler, electric meter and fuse box.

OUTSIDE

To the front a driveway provides off-road parking and access to the garage. The front garden is laid to lawn together with shrub and flower beds. A pathway leads to the main front entrance. A lockable side gate provides access to the rear of the property. The rear garden has areas laid to lawn, patio, shrub and flower beds. At the top of the garden is an additional patio area, a fixed washing line and a timber shed. There are views towards the South Hams countryside.

COUNCIL TAX

Plymouth City Council  
Council tax band C

SERVICES

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

ELBURTON

The suburb of Elburton and Dunstone forms part of Plymstock and is just a short drive to the bustling university city of Plymouth. Set within the highly regarded area of the South Hams, Elburton is surrounded by glorious coast and countryside which offer endless scope for leisure pursuits. The village-style centre has plenty of amenities for local residents including excellent local primary and secondary schools.

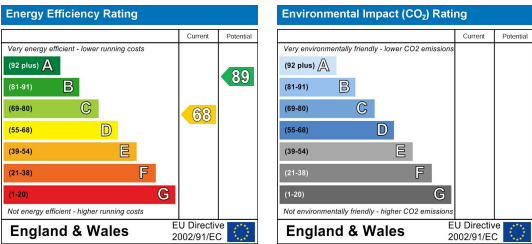
Area Map



Floor Plans



Energy Efficiency Graph



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