



69 Sherford Road

Elburton, Plymouth, PL9 8BJ

£375,000



Being sold with no onward chain is this fabulous detached bungalow offering great potential to any suitable buyers. The property does require modernisation but lends itself to further development. Currently the accommodation is laid out with a living room, fitted kitchen, 3 double bedrooms & bathroom with separate wc. There is off-road parking & the property benefits from double-glazing & gas-fired central heating. To the rear there is a redundant swimming pool within a good-sized garden.



SHERFORD ROAD, ELBURTON, PL9 8BJ

ACCOMMODATION

Access to the property is gained via the obscured glazed entrance door with obscured double-glazed side panels leading into a dining hall.

DINING HALL 14'6" x 10'7" (4.44 x 3.23)

Built-in linen cupboard. Solid wood parquet floor.

LIVING ROOM 13'11" x 12'3" (4.26 x 3.75)

Double-glazed windows to the front and side elevations. Solid wood parquet floor.

KITCHEN 11'10" x 11'10" incl kitchen units (3.63 x 3.62 incl kitchen units)

Series of matching eye-level and base units with blackened rolled-edge work surfaces. Inset single drainer sink unit with mixer tap. Integrated appliances including fridge-freezer, dishwasher, washing machine and additional under-counter freezer. Free-standing Range-style gas cooker with double-sized extractor hood above. Concealed boiler. Solid wood parquet floor. Part-obscured double-glazed door providing access to the side. Double-glazed window to the rear overlooking the rear garden.

BEDROOM ONE 12'3" x 11'9" to wardrobe rear (3.74 x 3.60 to wardrobe rear)

Mirror-fronted wardrobes to one wall. Solid wood parquet floor. Double-glazed window to the front elevation.

BEDROOM TWO 14'4" x 10'9" (4.37 x 3.29)

Double-glazed window to the side. Solid wood parquet floor. Double-glazed double doors leading out onto the rear sun terrace and to the garden beyond.

BEDROOM THREE 10'11" x 10'9" (3.35 x 3.30)

Double-glazed window to the rear elevation. Solid wood parquet floor.

BATHROOM 6'4" x 5'10" (1.95 x 1.79)

Comprising a bath with mixer tap and shower unit with spray attachment and a pedestal wash basin. Fully-tiled walls. Obscured double-glazed window to the side elevation.

SEPARATE WC 2'7" x 5'11" (0.81 x 1.81)

Fitted with a low level toilet. Solid wood parquet floor. Half-tiling to all walls. Obscured double-glazed window to the side elevation.

OUTSIDE

To the front of the property there is a lawned area and a paved drive leading down to a paved area in front of the property. A path leads down the side of the property providing access to the rear garden. The rear opens out to a large paved section laid adjacent to the swimming pool with a further lawned section beyond. There is an elevated sun terrace overlooking the rear garden and an outside storage shed.

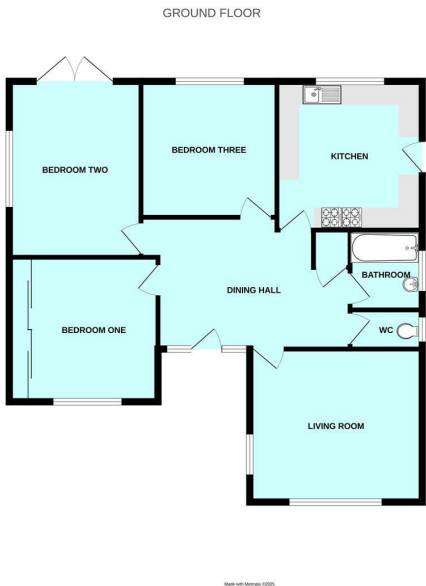
SERVICES

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

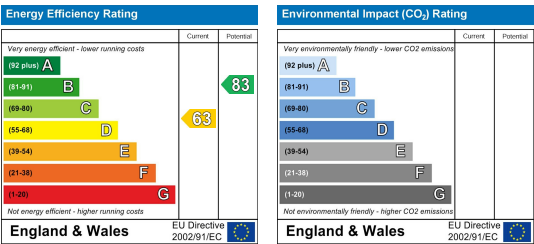
Area Map



Floor Plans



Energy Efficiency Graph



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