



9 South View

Elburton, Plymouth, PL9 8PS

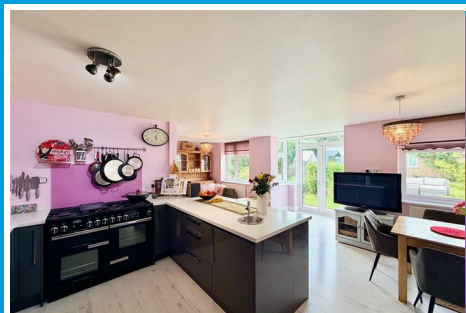
Price Guide £525,000



9 South View

Elburton, Plymouth, PL9 8PS

Price Guide £525,000



SOUTH VIEW, ELBURTON, PL9 8PS

SUMMARY

Located on a secluded corner plot is this attractively presented character detached bungalow, which has been extended. The property enjoys flexible accommodation comprising an entrance hall, dining room leading to a kitchen/dining/family area, separate utility and wc, ground floor bathroom, 2/3 ground floor bedrooms & first floor master bedroom with an ensuite wet room. The property sits within beautiful mature gardens providing a good degree of seclusion and privacy. Double gates lead into the cul-de-sac, providing off-road parking and access to the garage. The property is being sold with no onward chain and benefits from double-glazing and gas-fired central heating.

ACCOMMODATION

Access to the property is gained via steps leading to the covered entrance. Part glazed entrance door leading into the entrance hall.

ENTRANCE HALL

Providing access to the ground floor accommodation.

LOUNGE/ADDITIONAL BEDROOM

20'5" x 13'3" into the bay (6.23 x 4.06 into the bay)

Double-glazed bay window to the front elevation with an outlook onto the front garden. Open chimney.

Please note that the current owners utilise this room as a sitting room but it could be adapted to be a 4th bedroom.

BEDROOM TWO

14'6" into bay x 11'7" (4.43 into bay x 3.55)

A lovely light open room with a double-glazed bay window to the front elevation with an outlook over the front garden.

BEDROOM THREE

11'7" x 10'0" (3.54 x 3.06)

Double-glazed window to the side elevation.

DINING ROOM

10'11" x 20'5" and 7'10" x 6'7" (3.34 x 6.23 and 2.39 x 2.03)

An 'L-shaped' room. 2 double-glazed windows to the side elevation. Lovely feature fireplace with tiled hearth, mantel surround and open fire. Turning staircase rising to bedroom one. Opening leading into the kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

26'8" x 20'3" narrowing to 10'2" (8.15 x 6.19 narrowing to 3.10)

A lovely open generous space incorporating a contemporary-style modern fitted kitchen with a range of work surfaces. 2 separate sinks. Free-standing Range gas cooker. Integrated under-counter fridge. Integrated dishwasher. The kitchen area opens out onto the dining space and living area. Range of double-glazed windows and double doors providing a lovely outlook and access onto the rear garden. Leading from this room is the ground floor bathroom and the utility.

GROUND FLOOR BATHROOM

7'10" x 7'3" (2.41 x 2.22)

White modern suite comprising a 'P-shaped' bath with a curved shower screen, shower unit, spray attachment and tiled area surround, sink unit with a mixer tap and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed windows to the side elevation.

UTILITY

9'1" x 9'7" at widest points (2.79 x 2.94 at widest points)

Further range of storage units and a work-top with an inset sink unit. Space for a fridge-freezer. Space for a washing machine. Wall-mounted gas boiler. Tiled floor. Double-glazed window to the side elevation. Obscured glazed uPVC double-glazed window to the rear elevation. Doorway leading to the separate wc.

SEPARATE WC

5'10" x 2'11" (1.80 x 0.89)

Fitted with a sink unit and a low level toilet. Continuation of the tiled flooring. Obscured double-glazed window to the side elevation.

FIRST FLOOR LANDING AREA

Cupboard providing access to the eaves. Doorway opening to bedroom one.

BEDROOM ONE

16'2" x 12'11" taken at a height of 4'11" (4.94 x 3.96 taken at a height of 1.5)

Sloping ceilings to 3 elevations. 3 Velux-style windows to the front, side and rear elevations. Built-in eaves storage. Walk-in wardrobe. Doorway leading to the ensuite wet room.

ENSUITE WET ROOM

7'3" x 4'9" (2.23 x 1.45)

Comprising a shower area with a tiled area surround and shower unit with a spray attachment, shower rail and curtain, pedestal basin and a low level toilet. Towel rail/radiator. Obscured double-glazed window to the side elevation.

OUTSIDE

The property is located in a wonderful corner plot and

enclosed by mature hedging providing a lovely natural screen from the neighbouring properties. The front garden is home to a number of mature flowering shrubs and plants together with a central level lawned area. A dwarf door at the front of the property provides cellar access at a reduced height. There is access around both side elevations through gates. To the right hand side, from the front, there is a lawned side section of garden and some flowered planting enclosed by privet hedging. The rear garden opens up to a lovely level area with lawn sections, raised planted borders and a number of mature shrubs. There is a vegetable patch, aluminium greenhouse and a lovely secluded sitting area with a summerhouse. A gravelled section with double gates leads out onto the rear of South View, providing off-road parking for additional vehicles and/or a caravan. Located at the end of the garden is the garage.

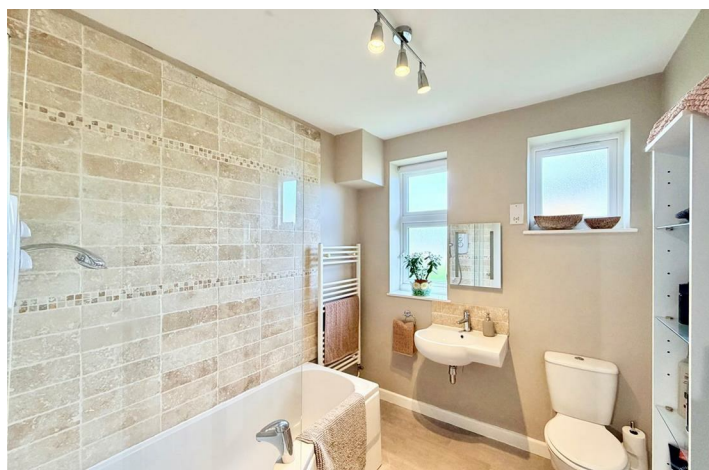
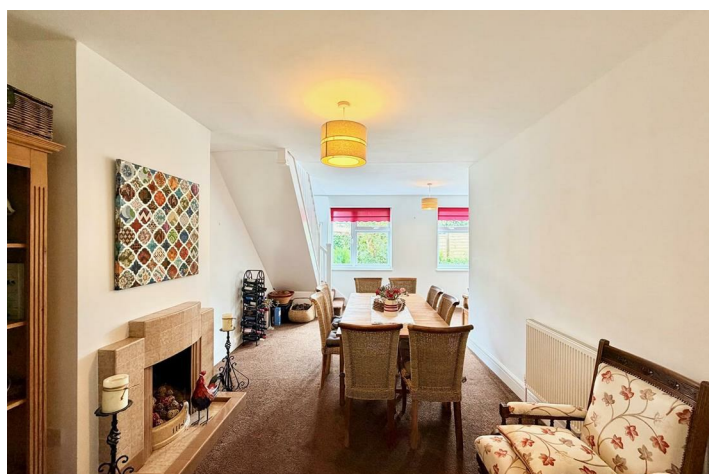
GARAGE

Up-&-over door to the front elevation.

COUNCIL TAX

Plymouth City Council

Council tax band D



Road Map



Hybrid Map



Terrain Map



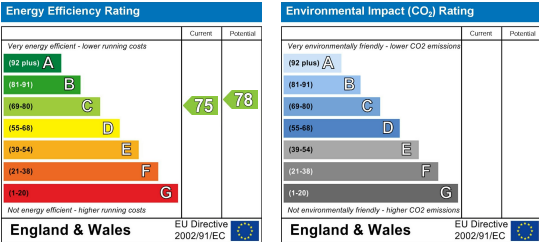
Floor Plan



Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.