



**7 COMBLEY DRIVE**  
THORNBURY, PLYMOUTH, PL6 8JW

**GUIDE : £350,000**  
**FREEHOLD**

A recently refurbished two double bedroom detached bungalow situated in a popular cul-de-sac in the Thornbury area of Plymouth. Comprising lounge, kitchen/diner, two bedrooms, bathroom and W.C. Benefiting from newly fitted kitchen and bathroom, new central heating, electrics, carpets and mostly new uPVC double glazing this fantastic property offered with no chain really is a must view.



# 7 COMBLEY DRIVE

- Refurbished Detached Bungalow
- Two Bedrooms
- New Kitchen & Bathroom
- Cul-De-Sac Location
- Driveway & Garage
- Front & Rear Gardens
- No Onward Chain



**Entrance:**  
via uPVC obscure glazed door into:

**Hallway:**  
Doors to all rooms, door to storage cupboard and radiator.

**Lounge:** 11'10" x 11'1"  
uPVC double glazed window to the front and radiator.

**Bedroom 1:** 11'10" x 11'5"  
uPVC double glazed window to the front and radiator.

**Kitchen/Diner:** 16'0" x 10'9" max  
Dual aspect room with uPVC double glazed window to the rear and side. Wall and floor mounted units with square edge worktops and matching upstands. Bowl and a half drainer sink unit with mixer tap over, integrated fridge/freezer and built in induction hob with extractor over and eye level oven. Boiler under counter inside unit and uPVC double glazed door leading to rear garden.

**Bedroom 2:** 11'8" x 11'5"  
uPVC double glazed window to the rear and radiator.

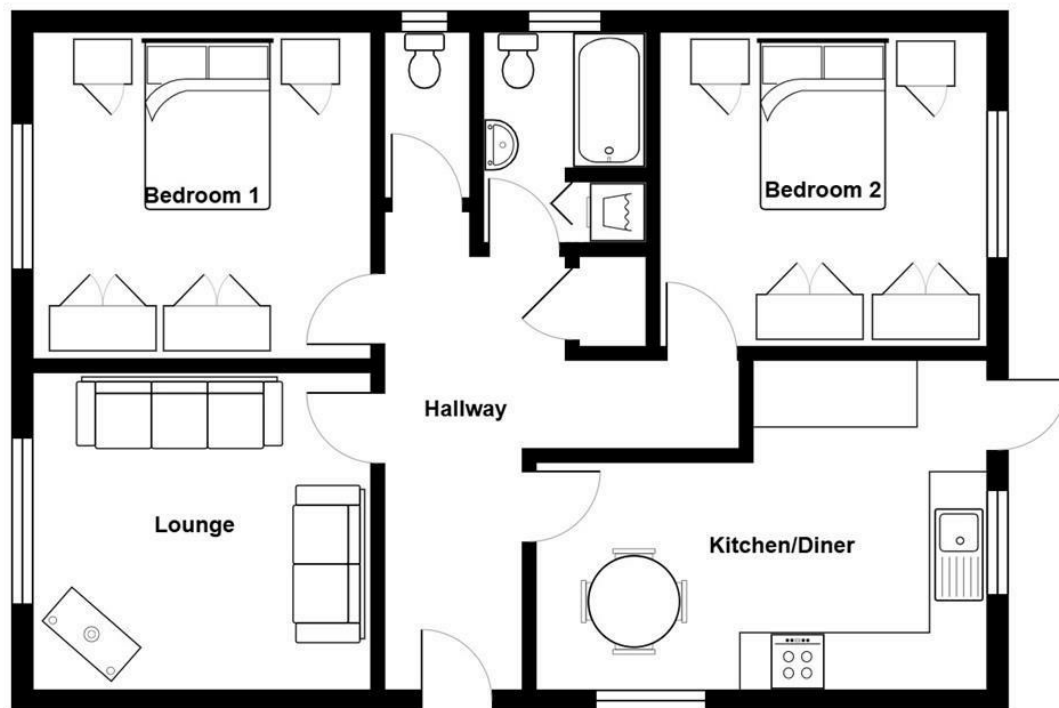
**Bathroom:**  
uPVC obscure double glazed window to the side. Suite comprising panelled bath with shower over and fitted screen, low flush W.C and pedestal wash hand basin. Shower boarding to all walls and shower area and door to utility cupboard with plumbing for washing machine.

**Outside:**  
To the front of the property is a stone chipped garden with a brick paved driveway leading down the side to a detached single garage, access to the rear and to the bungalow. To the rear is a garden laid mainly to lawn with a patio area, flower borders and a central path giving access through the garden. Access on other side leading around to the front.

**Garage:**  
Metal up and over door with power and lighting.

**Additional Information:**  
Parking - Driveway & Garage  
Construction - Standard  
Council Tax - D - £2441.85  
Tenure - Freehold


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Total Area: 71.5 m<sup>2</sup> ... 770 ft<sup>2</sup>





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Moving On Estate Agents  
 12 Colebrook Road  
 Plympton  
 Plymouth  
 PL7 4AA

01752 340666  
 enquiries@movingonestateagents.co.uk  
<https://www.movingonestateagents.co.uk>

