Falcon

01752 600444

11 Kingswear Crescent

Eggbuckland, Plymouth, PL6 5PJ

Guide Price £250,000 - £260,000

In Brief

Delightful 1930s 2 bed semi det Bungalow with Private Drive and Sunny Garden

Reception Rooms	Lovley sunny living room
Bedrooms	2 double bedrooms
Heating	Gas central heating
Area	686 sq ft
Tenure	Freehold
Parking	Private driveway and garage
Council Tax	C

Description

Situated in an exceptional and highly desirable location, tucked away on a quiet residential road, this charming 1930s style semi-detached bungalow offers beautifully maintained accommodation, a generous landscaped garden, and the convenience of a private driveway leading to a detached single garage. A welcoming reception hallway leads through to a lovely bright and sunny living room positioned at the front of the property, creating a warm and inviting space to relax. To the rear, the kitchen/dining room overlooks the garden and is fitted with a modern range of units, providing ample storage and workspace. A useful rear porch offers direct access to the outside. The bungalow offers two well-proportioned double bedrooms, with one currently arranged as a separate dining room, giving flexibility to suit a variety of lifestyles and requirements. The bathroom is fitted with a bath, wash hand basin, and WC. Further benefits include gas central heating and uPVC double glazing throughout. Outside, the property truly comes into its own with a large, level rear garden that has been thoughtfully landscaped to create an attractive and private setting. Predominantly laid to lawn, the garden also features a patio seating area and beautifully stocked flower and shrub borders, making it an ideal space for relaxing, entertaining, or simply enjoying the outdoors. Combining a peaceful setting with excellent access to local amenities and Derriford Hospital, this delightful bungalow presents a wonderful opportunity for those seeking comfortable single-level living in one of the area's most sought-after locations.

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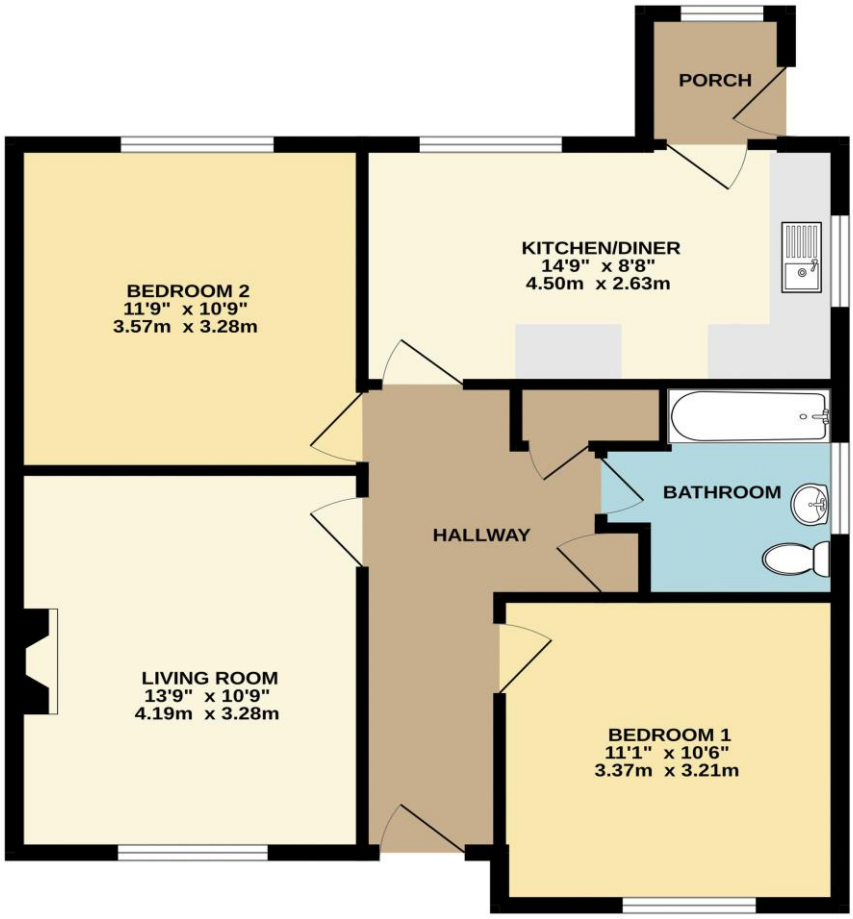
Floor Plans

GROUND FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.8 sq.m.) approx.
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We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property; or sight of any consents, including Planning Permissions, building Regulations and Breaches of Covenants that may be required for alterations to the property. A buyer is advised to obtain verification from their Solicitor and/or Surveyor. Items shown in photographs are NOT included unless specifically mentioned within the Sales Particulars. Any floor plans on these details are not drawn to scale and are intended for guidance only

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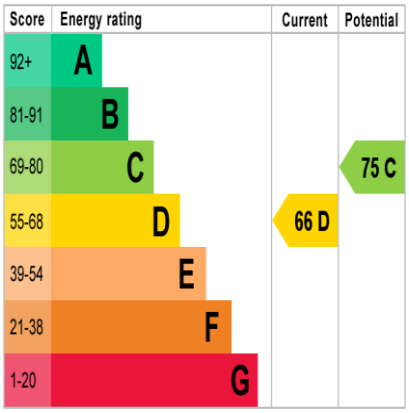
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