



LANG TOWN
& COUNTRY

6 First Avenue, Billacombe, Plymouth, PL9 8AP



Price £400,000



Situated in a highly sought-after residential location and occupying a generous plot with a private, south-facing rear garden, this recently refurbished and extended two-bedroom detached bungalow offers beautifully presented and versatile accommodation throughout.

The property is approached via an entrance hallway providing access to all principal rooms. To the front, a bright bay-fronted lounge is bathed in natural light. There are two well-proportioned double bedrooms with the master bedroom having the added benefit of a recently fitted en-suite shower room. The contemporary shower room is fully tiled and fitted with a wash basin, WC, and a walk-in shower.

A standout feature of the home is the impressive kitchen/diner, thoughtfully designed with fitted hob and oven, quartz worktops and ample space for dining and entertaining. The dining area benefits from a pleasant outlook across the rear garden, creating a wonderful space to relax or host guests. Externally, the front of the property provides a driveway providing off-road parking. To the rear, there is a spacious timber decked veranda perfect for entertaining family and friends, and the generous south-facing garden enjoys a high degree of privacy and backs onto woodland, providing a peaceful and attractive backdrop.

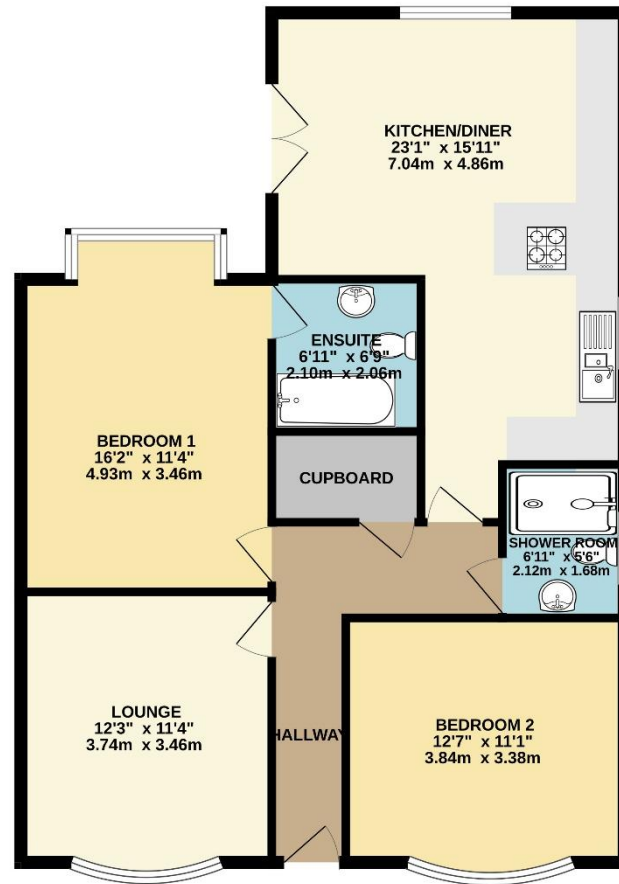
Further benefits include uPVC double glazing, gas central heating and ample storage in the basement. Early viewing is highly recommended to fully appreciate the quality and location of this superb home.

The property is conveniently positioned close to a range of local amenities, including the Broadway Shopping Centre, doctors' and dental surgeries. Excellent recreational facilities are nearby, such as the Mount Batten Water Sports Centre and Staddon Heights Golf Course. The stunning countryside and coastline of the South Hams are also within easy reach, offering beautiful walks along the Southwest Coast Path. Transport links provide convenient access to Plymouth city centre and surrounding areas.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.





TOTAL FLOOR AREA : 934 sq.ft. (86.8 sq.m.) approx.
 Measurements are approximate. Not to scale. Illustrative purposes only.
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Lang Town & Country
 6 The Broadway
 Plymstock
 Plymouth
 PL9 7AU
 Tel: 01752 456000
 Email: plymstock@langtownandcountry.com
www.langtownandcountry.com

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