

4 BADGER VIEW PLYMSTOCK



MARCHAND PETIT
COASTAL, TOWN & COUNTRY

4 Badger View | Plymstock | Plymouth | Devon | PL9 9GD

4 Badger View is a spacious, well designed home, ideal for modern family living. The well proportioned entrance hall leads into a 6.19m sitting/dining room with double doors out onto the terrace and rear garden. The kitchen/breakfast room also enjoys easy access out onto the terrace, great for al fresco dining and within easy reach of the raised vegetable garden for essential herbs and produce. A utility, guest cloakroom and adaptable study/home office/dining room/or 6th bedroom complete the downstairs accommodation. On the first floor and second floors, the good circulation areas continue with a further five bedrooms, a family bathroom, with the master bedroom suite running the width of the house and the light and airy, top floor bedrooms sharing a roomy Jack and Jill ensuite. Externally, there is excellent parking for 4/5 cars on the driveway in front of the double garage, which has a useful internal door into the garden also accessed via the driveway gate. The sun terrace runs the width of the house with a raised vegetable garden in front of the corner summerhouse shed and the lawned garden overlooking Radford Woods.

4 Badger View is located in a very convenient location within easy reach of a wide range of local facilities whilst also being within 3 miles of the amenities of Plymouth's City Centre, vibrant waterfront and marina areas, historic Barbican and Hoe. The City Centre includes the Drake Circus shopping mall and the large University, while on the periphery there are thriving business areas including a modern Science Park and regional hospital. Closer to the property is the waterfront at Mount Batten, the South West Coast Path, and the unspoilt coastal scenery of the Wembury peninsula.

Newton Ferrers Office

01752 873311 | newtonferrers@marchandpetit.co.uk

The Green, Parsonage Road, Newton Ferrers, Devon,

PL8 1AT



Property Details

Services: Mains electricity, water, gas and drainage.
EPC Rating: Current: C - 74, Potential: B - 81, Rating: C
Council Tax: Band E
Tenure: Freehold
Authority: Plymouth City Council, Ballard House, West Hoe Road, Plymouth, PL1 3BJ, Tel: [01752 668000](tel:01752668000)

Key Features

- Spacious three-storey family home with flexible living space
- Large sitting/dining room opening onto terrace and garden
- Kitchen/breakfast room ideal for indoor-outdoor dining
- Utility room, cloakroom, and study/sixth bedroom downstairs
- Five bedrooms plus family bathroom and Jack & Jill ensuite
- Full-width master suite with bright, airy accommodation
- Double garage and driveway parking for 4–5 cars
- Close to Plymouth city centre, waterfront, and Wembury coastline

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

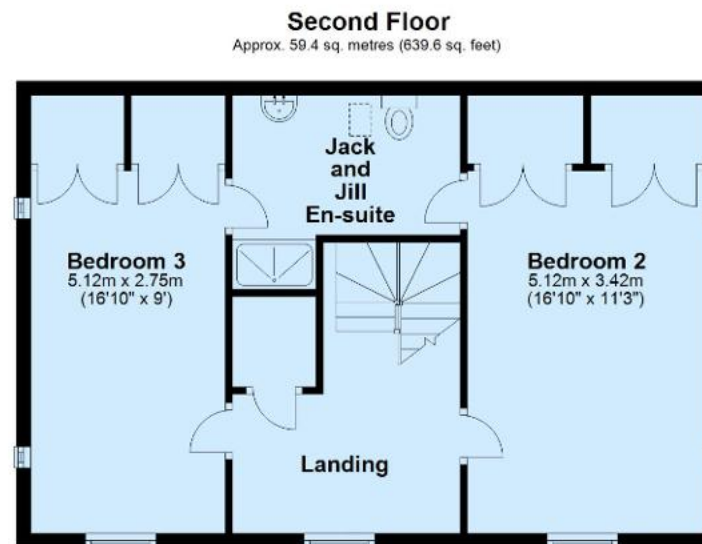
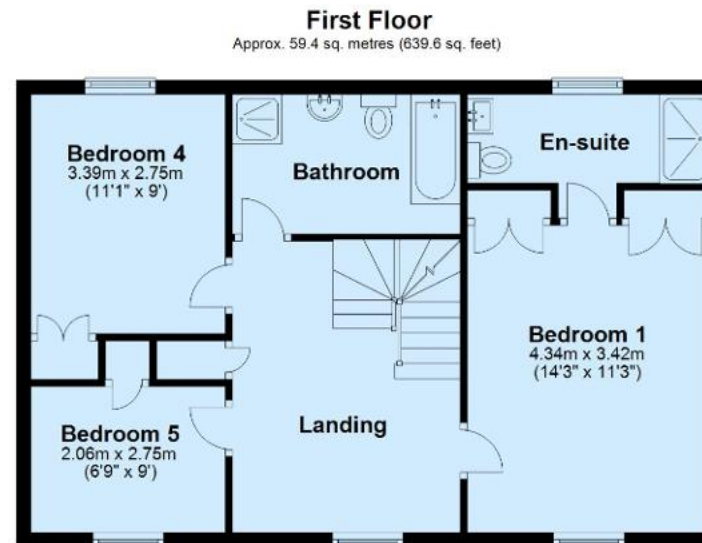
From the Plymstock Broadway, at the crossroads drive towards Hooe on Radford Park Road which will lead onto Hooe Road, take the first left into White Lady Road, upon reaching the mini roundabout take the second exit and you will see Badger View on your right, the property is on the left hand side.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Newton Ferrers Office. Tel: 01752 873311



Floor Plans



Total area: approx. 186.9 sq. metres (2011.7 sq. feet)



IMPORTANT NOTICE 1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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