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10 BEARSDOWN CLOSE, PLYMOUTH, PL6 5TX

PRICE GUIDE £375,000





NO ONWARD CHAIN AVAILABLE FOR IMMEDIATE OCCUPATION - A fabulous south facing detached bungalow in a prized residential area, beautifully presented to a contemporary standard with ample parking and enclosed rear garden. About 869 sq ft, Sitting/Dining Room, Kitchen/Breakfast Room, 2 Double Bedrooms, Shower Room, Cloakroom/WC, Large Sun Terrace, Extensive Basement/Cellar, Garage with Service Pit, Low Maintenance Garden.

PLYMOUTH CITY CENTRE 3 MILES, DERRIFORD HOSPITAL 2.5 MILES, IVYBRIDGE 11 MILES, TAVISTOCK 13 MILES, EXETER 44 MILES

#### LOCATION

Bearsdown Close is a popular and well respected and established residential area within the boundaries of the City of Plymouth, to the north eastern side of the City close to the Forder Valley Local Nature Reserve and The National Trust Plymbridge Woods providing excellent outdoor amenity space. Good shopping, educational and recreational facilities are all within a short walk or drive and the property enjoys straightforward access to the A38. The historic waterfront areas of The Hoe and Barbican in Plymouth city centre are only 3 miles and the foothills of The Dartmoor National Park are also only a short drive away.



## DESCRIPTION

10 Bearsdown Close comprises a detached bungalow in a popular residential setting and exceptionally well presented in the modern style. From the rear there is a fine and uninterrupted south outlook over the residential and wooded landscape. The property benefits from full double glazing and mains gas central heating (Viessman boiler). There is a large basement (with limited headroom) of about 358 sq ft, useful for storage etc.

The accommodation extends to about 869 sq ft and briefly comprises - Recessed Canopy Porch - Spacious Reception Hall with cupboards off - 14' Kitchen/Breakfast Room well equipped and with tri-fold doors onto the Large South Facing Sun Terrace - 26' Sitting/Dining Room with picture window enjoying views - 2 Double Bedrooms (both with wardrobes) - Modern Shower Room/WC - Cloakroom/WC.

## OUTSIDE

The long private drive provides ample parking for 3/4 cars and leads to the garage with electric roller door, service pit and laundry area.

The gardens lie predominantly to the rear and are of low maintenance in nature. Approached from the kitchen via folding doors there is an elevated sun terrace with composite decking and glass and stainless balustrading, an electric awning provides shade and shelter, from this position lovely views are enjoyed over the wooded landscape. The lower garden is paved patio with flower beds and there is a pergola with wisteria. From here access is gained to the useful basement/cellar area of about 358 sq ft and useful for storage etc.

EPC RATING - D, COUNCIL TAX BAND - D

SERVICES - Mains water, electricity, drainage and gas.

## DIRECTIONS

Using Sat Nav - Postcode PL6 5TX







# Bearsdown Close, Plymouth, PL6

Approximate Area = 869 sq ft / 80.7 sq (exclude balcony)

Cellar = 358 sq ft / 33.2 sq m

Garage = 151 sq ft / 14 sq m

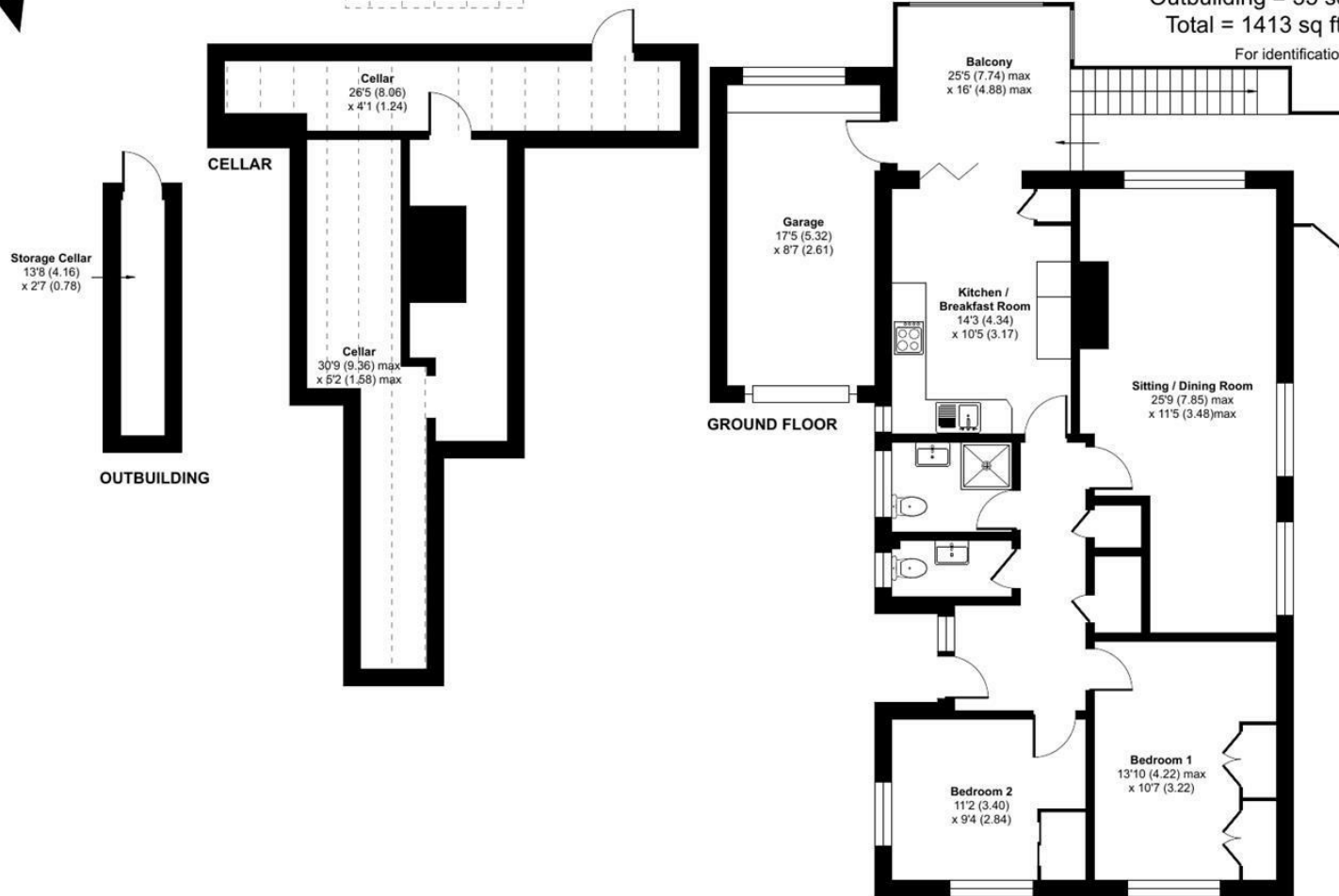
Outbuilding = 35 sq ft / 3.2 sq m

Total = 1413 sq ft / 131.1 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Scott Parry Associates. REF: 1452590

These particulars should not be relied upon.