



43 Langmead Road

Eggbuckland, Plymouth, PL6 5TA

£280,000



A detached 2/3 bedroom bungalow with driveway & garage being sold with no onward chain. The accommodation comprises of a porch, entrance hall, lounge, kitchen/breakfast room, dining room/bedroom 3, 2 further bedrooms, wc & shower room. There is a front & rear garden.



LANGMEAD ROAD, EGGBUCKLAND, PLYMOUTH, PL6 5TA

ACCOMMODATION

Entrance via a uPVC obscured double-glazed door into the porch.

PORCH 4'10" x 3'2" (1.48m x 0.97m)

Wooden door with obscured glazed panel & obscured glazed window to one side, which opens to the entrance hall.

ENTRANCE HALL 8'3" narrowing to 3'3" x 15'1" narrowing to 2'10" (2.52m narrowing to 1.01m x 4.62m narrowing to 0.87)

L-shaped entrance hall with doors leading to the lounge, kitchen/breakfast room, bedrooms, dining room/bedroom 3, shower room, wc & airing cupboard. Access hatch to roof void.

LOUNGE 14'10" x 12'11" (4.54m x 3.94m)

Dual aspect room with uPVC double-glazed windows to the front & side. Feature fireplace with tiled hearth mantle & surround with inset gas fire. Covings. Television point.

KITCHEN/BREAKFAST ROOM 12'10" x 12'4" (3.92m x 3.77m)

Matching base & wall mounted units to include fitted twin Indesit oven. Spaces for separate fridge & freezer, dishwasher, washing machine & tumble-dryer. Roll edge laminate work surfaces have inset 4 ring Indesit gas hob & circular stainless steel sink unit with mixer tap. Tiled splash-backs. Tiled floor. Ample space for a breakfast table. Two uPVC double-glazed windows to the side. Obscured uPVC double-glazed door gives access out to the side path leading around to the rear garden. Door to larder storage cupboard.

DINING ROOM/BEDROOM THREE 14'2" x 8'10" (4.33m x 2.7m)

Fitted storage cupboard. Serving hatch opening to the kitchen. Ample space for dining table. uPVC double-glazed window to the rear.

BEDROOM ONE 11'10" x 10'9" (3.62m x 3.29m)

Dual aspect. uPVC double-glazed window to the front & side. To include an array of fitted bedroom furniture with 2 sets of wardrobe, one with inset chest of drawers & an overhead storage unit, bedside tables.

BEDROOM TWO 10'8" x 9'3" maximum (3.26m x 2.84m maximum)

Fitted storage cupboard with overhead storage unit. uPVC double-glazed window to the rear.

SHOWER ROOM 8'1" x 5'6" narrowing to 2'10" (2.48m x 1.69m narrowing to 0.88m)

Suite of fitted shower cubical with dual shower heads both rainfall & handheld, wash hand basin inset into white high gloss vanity storage cupboards below. Heated towel rail. Part-tiled walls. Obscured uPVC double-glazed window to the side. Wall mounted shaver point.

WC 7'4" x 2'10" (2.26m x 0.87m)

Close coupled wc with hidden cistern. Obscured uPVC double-glazed window to the side.

OUTSIDE

The property is approached via a driveway which runs alongside the property to the fore of the single garage. Main front garden is laid to lawn. A path runs around the front of the property & the side around to the rear garden.

GARDEN

The rear garden is laid for ease of maintenance with a paved patio seating area, flower bed to one corner. A courtesy door into the garage.

SINGLE GARAGE 22'4" x 8'5" (6.83m x 2.59m)

uPVC double-glazed window to the side.

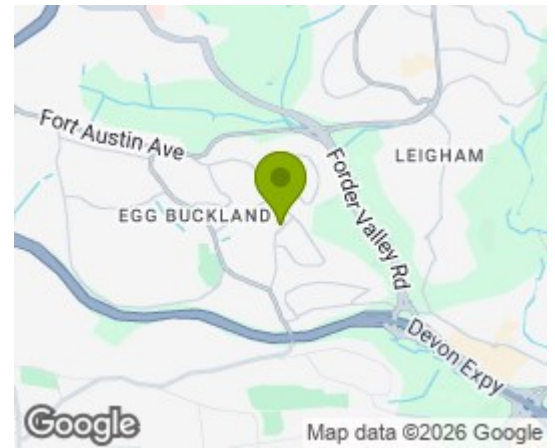
COUNCIL TAX

Plymouth City Council
Council Tax Band: C

SERVICES

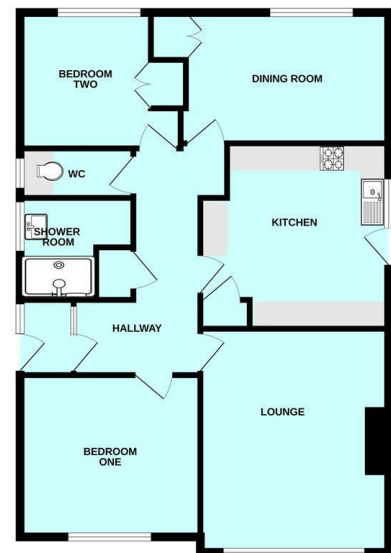
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map



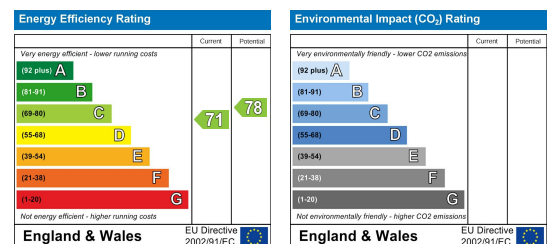
Floor Plans

GROUND FLOOR



Made with Mergin CAD

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.