

FOR SALE

Price £285,000



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74 Consort Close, Consort Village, Hartley, Plymouth, PL3 5TX

- **SPACIOUS SELF-CONTAINED DORMER BUNGALOW**
- **WELL-PROPORTIONED ADAPTABLE ACCOMMODATION**
- **UPVC DOUBLE GLAZING, ELECTRIC/NIGHT STORAGE HEATING**
- **SET WITHIN POPULAR CONSORT VILLAGE DEVELOPMENT BUILT C.1994/95**
- **INDEPENDENT LIVING FOR PEOPLE AGED OVER 60**
- **HALL, SPACIOUS LOUNGE/DINING ROOM**
- **CONSERVATORY, FITTED KITCHEN**
- **2 DOUBLE BEDROOMS, MASTER WITH EN-SUITE WC, SHOWER ROOM/WC**
- **PRIVATE DRIVE, SINGLE GARAGE, PRIVATE WRAP AROUND GARDEN**
- **LANDSCAPED COMMUNAL GARDENS AND GROUNDS**
- **NO ONWARD CHAIN**

THE PROPERTY A spacious dormer style end terraced bungalow located within the popular Consort Village development. A sought after and desirable complex comprising of apartments and bungalows which date back circa.1994/95. Consort Village providing an excellent range of services and within the complex is a village Liaison Office with various events arranged in the social area including coffee mornings, quizzes and a variety of businesses such as Chiropodists visit regularly and grocery deliveries. The complex also offers good security lying within a gated and walled environment and good back up, for example your apartment can be monitored and looked after when you are away.

Number 74 Consort Close provides a most spacious dormer style bungalow with the main accommodation on the ground floor but having the benefit of a first floor master bedroom with en-suite wc. This property unusually having the benefit of a private drive with space for one or two vehicles and with a generous size attached garage to the side. Also having a private wrap around garden to the side and rear. The property then having the benefit of the use of well-kept and maintained communal gardens and grounds.

Double glazed front door into:

GROUND FLOOR

HALL 15' 0" x 6' 5" (4.57m x 1.96m) Staircase with carpeted treads rises in a straight run to the first floor. Deep understairs storage cupboard with light point and fitted shelves.

LOUNGE/DINING ROOM 17' 7" x 12' 8" max. (5.36m x 3.86m max.) Feature stone fireplace and hearth with fitted electric fire. 'Dimplex' night storage heating unit. Glazed door to the conservatory and doorway into:

KITCHEN 7' 10" x 6' 10" (2.39m x 2.08m) Window overlooking the back garden. Modern fitted with a range of cupboard and drawer storage set in wall and base units along three sides. Roll edge work surfaces. Tiled splashbacks. One and a half bowl composite sink unit with mixer tap. Integrated appliances include 'Hotpoint' four ring variable size electric hob and 'Hotpoint' dual oven/grill. 'Bosch' integrated fridge.

DINING ROOM/BEDROOM 2 12' 9" x 11' 4" (3.89m x 3.45m) Raised box bay double glazed window to front. Convector heater. Built-in wardrobe.

CONSERVATORY 10' 0" x 7' 5" (3.05m x 2.26m) Low height walling surmounted by double glazed windows on three sides and with a sliding door overlooking and opening to the rear garden. Tiled floor. Power points.

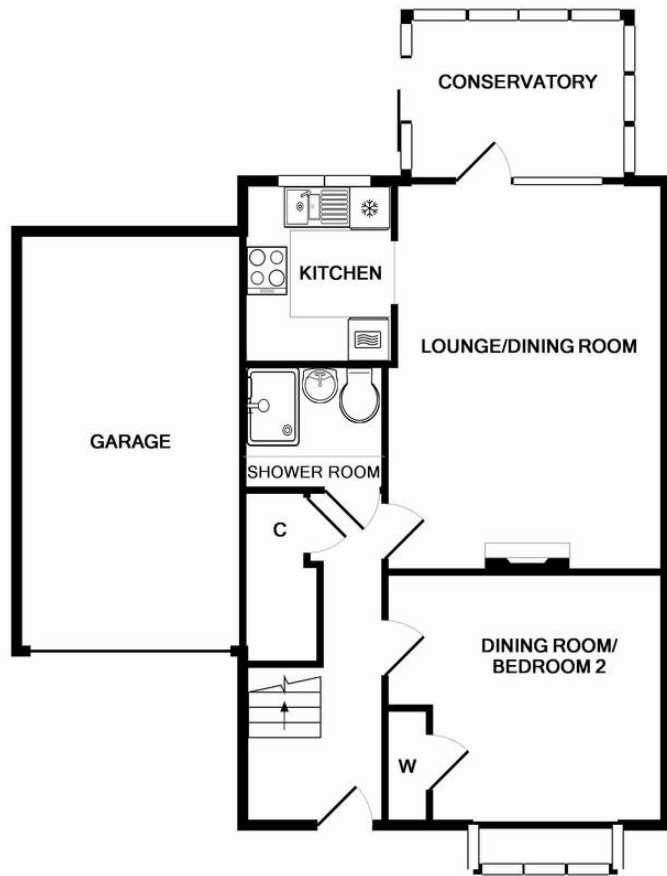
SHOWER ROOM 6' 6" x 5' 8" (1.98m x 1.73m) Quality white modern suite comprising close coupled wc and vanity wash hand basin with cupboard under and concealed plumbing. Double size shower with 'Mira Go' electrically heated shower. Chrome radiator.

FIRST FLOOR

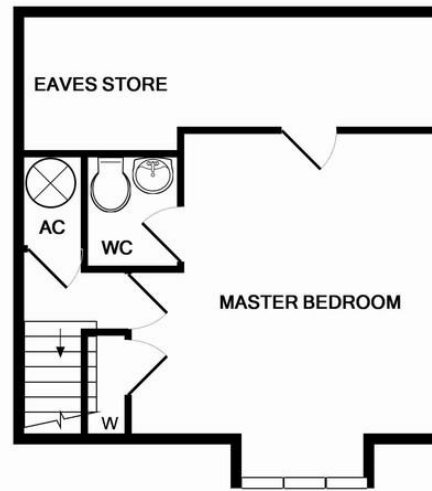
LANDING Deep airing cupboard 4'10" x 2'11" housing factory insulated fortic style hot water tank with immersion heater. Range of slatted shelves.

MASTER BEDROOM 16' 3" x 14' 3" max. (4.95m x 4.34m max.) Built-in cupboard. Range of fitted quality bedroom furniture with double bed recess, bedside drawers and shelves. Wardrobes to either side and cupboards above. 'Dimplex' night storage heating unit. Access to eaves store, part floored.

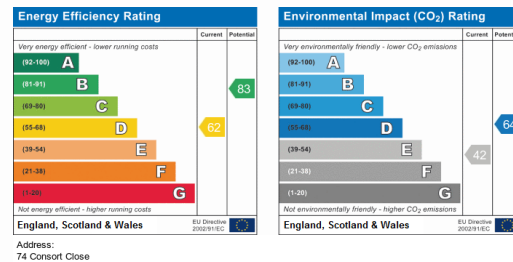
EN-SUITE WC 5' 11" x 4' 4" (1.8m x 1.32m) Quality white suite with close coupled wc and pedestal wash hand basin.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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EXTERNALLY Number 74 is located at the end of Consort Village on the right hand side. Here a herringbone pattern brick paved private drive provides off street parking for one or two vehicles in line and gives access to the garage set to the side. With an open plan lawned front garden. Mains electric meter on the front.

GARAGE 18' 10" x 10' 2" (5.74m x 3.1m) Attached. Concrete blockwork construction under a slate covered pitched roof. Up and over door. Power and lighting. Plumbing laid on suitable for washing machine and space for tumble dryer.

The wrap around gardens continue with an area to the side, a rear garden attractively laid out, level with paved patio area, interestingly shaped lawn, well stocked flower and shrub borders. Timber overlap fencing to the rear and stone wall and fencing to the side. Outside water tap. Rear gate to communal gardens.

TENURE Freehold. There is a maintenance charge currently set at £470.00 per quarter and this includes upkeep of communal gardens, outdoor maintenance, removal of rubbish etc. Block buildings insurance is currently set at £107.27 per annum.

COUNCIL TAX BAND: C

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