

FOR SALE

Price £289,950



Alan Cummings
estate agents & valuers



'Tanglewood', 17 Bromhead Court, Eggbuckland, Plymouth, Devon, PL6 5NJ

- EXTENDED DETACHED BUNGALOW
- WELL-PRESENTED LIGHT AND AIRY
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- 26' RECEPTION HALL
- LOUNGE DINING ROOM
- FITTED KITCHEN
- UTILITY ROOM
- 2 DOUBLE BEDROOMS BOTH WITH EN-SUITES
- SHOWER ROOM/WC
- BEDROOM 3/STUDY
- PRIVATE DRIVE DETACHED DOUBLE GARAGE WITH WC
- WELL KEPT LANDSCAPED GARDENS

THE PROPERTY

17 Bromhead Court comprises an individual extended detached bungalow of traditional design and construction with predominantly facing brick elevations set mainly under an interlocking concrete tile clad pitched roof. The property has the benefit of uPVC double glazing and gas fired central heating and new fitted carpets. There are modern fittings to the kitchen and utility room and it is well-serviced with the master bedroom having a full en-suite bathroom, the guest bedroom with en-suite wc, a separate shower room and in the generous size double garage a wc. The property has a private drive providing off street parking and there are well-kept landscaped gardens to the front, enclosed and enjoying a good degree of privacy to the rear.

LOCATION

Set tucked away at the end of this cul-de-sac of Bromhead Court found in the popular residential area of Eggbuckland which together with nearby Crownhill provide for a good variety of local services and amenities. The position convenient for access into the city and close by connection to major routes in other directions.

PVC panelled door into:

RECEPTION HALL 26' 4" x 6' 7" in part 7'8" wide. (8.03m x 2.01m in part 2.34m wide)

LOUNGE 17' 2" x 11' 3" max. (5.23m x 3.43m max.) Focal feature fireplace with white surround, period style fireback with gas fire.

DINING ROOM 13' 5" x 9' 0" (4.09m x 2.74m) Two picture windows overlooking the back garden.

KITCHEN/UTILITY ROOM 23' 0" x 8' 0" wide in the kitchen (7.01m x 2.44m wide in the kitchen) A good range of modern fittings. Cupboard and drawer storage. Roll edge work surfaces. Tiled splashbacks. In the kitchen one and a half bowl stainless steel sink. 'Neff' automatic dishwasher. 'Tecnik Schott Ceran' four ring variable size hob with extractor hood over. 'Neff' dual oven/grill. 'Hotpoint' upright fridge/freezer. In the utility with additional matching storage and inset circular sink.

INNER HALL Cupboard housing 'Worcester 28CDi' gas boiler servicing the central heating and hot water.

MASTER BEDROOM 13' 0" x 10' 8" (3.96m x 3.25m) Range of fitted bedroom furniture. Door to: **EN-SUITE BATHROOM** 8' 11" x 7' 1" (2.72m x 2.16m) White modern suite, wc, bidet, wash hand basin, twin grip panelled bath with 'Mira Sprint' electric shower over, separate corner shower with 'Mira' thermostatic control.

BEDROOM 2 9' 8" x 9' 6" (2.95m x 2.9m) Various fitted furniture. Door to:

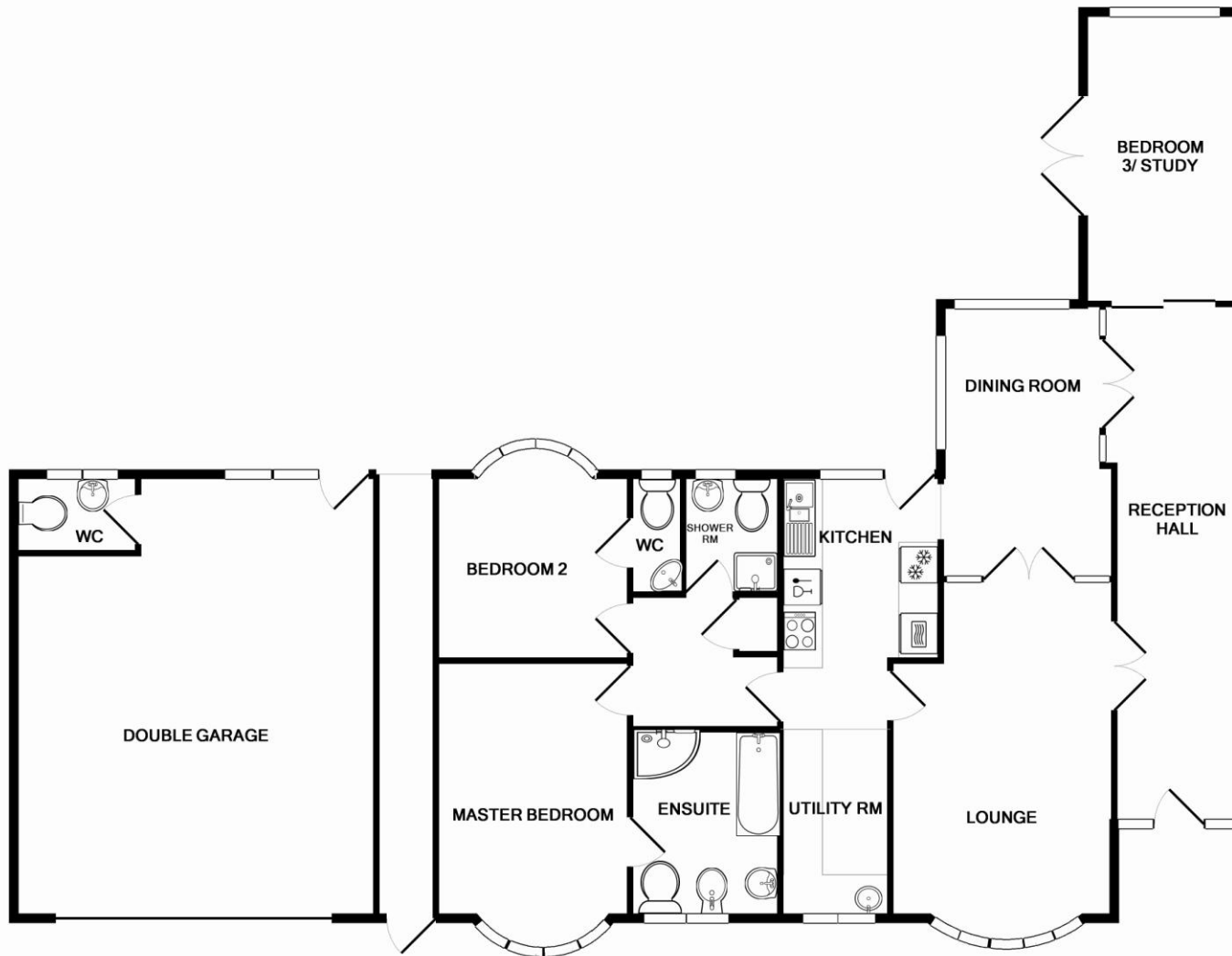
EN-SUITE 6' 1" x 2' 8" (1.85m x 0.81m) White close coupled wc and corner wash hand basin.

SHOWER ROOM 6' 1" x 4' 11" (1.85m x 1.5m) White modern suite comprising WC, pedestal wash hand basin and tiled shower.

BEDROOM 3/STUDY 14' 9" x 8' 1" (4.5m x 2.46m) Overlooking the back garden with French doors.

EXTERNALLY

Occupying an end of cul-de-sac corner position with wide frontage. Wide steps give access to the front door. Landscaped low maintenance front gardens with borders covered with decorative



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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stone chippings. A separate 11'6" wide entrance with double gates opens into a concrete laid drive that curves around to the detached double garage set to the side.

A sheltered enclosed back garden with a series of inter-connecting paved patio areas, raised borders, level lawn, fence and hedge boundaries. Garden shed.

DOUBLE GARAGE 22' 10" x 18' 4" (6.96m x 5.59m) overall. Wide electric 'Gliderol' garage door. Floor tiling. Electric heating. Power and lighting. Door to:

W.C. 6' 4" x 4' 0" (1.93m x 1.22m) W.C. and wash hand basin.

TENURE: Freehold. **COUNCIL TAX BAND:** D

OFFICE

10-12 Egguckland Road

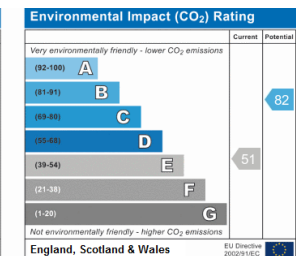
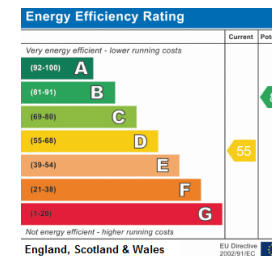
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