

Lang

AND CO

Plymstock office

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159 ELBURTON ROAD, ELBURTON, PLYMOUTH, PL9 8HY





Price £350,000 Freehold

Being sold with vacant possession and no onward chain is this substantial four bedroom detached level sited bungalow. Offering further development potential subject to the appropriate consent and planning. The property itself comprises of entrance porch, an entrance hallway, a dual aspect lounge/diner with feature fireplace and patio doors leading out onto the enclosed rear garden, a generous size kitchen/breakfast room, separate utility, three double bedrooms all of which have fitted wardrobes, a study/bedroom four, bathroom, a separate shower room and two separate w.c. To the front of the property there is a gated driveway which provides parking for numerous vehicles and access to the double garage with light and power. To the rear of the property there is a generous size garden with a patio seating area and a variety of mature shrubs and trees.

This rare opportunity presents itself for the first time in nearly 30 years and a early inspection essential to appreciate the size of accommodation on offer.

The property is situated in close proximity to the very well regarded village of Elburton which benefits from a Post Office, Butchers, Bakers, Co-operative Store and a variety of other shops and a well regarded primary school. Regular transport links provides access to Plymouth, Plymouth City Centre and the South Hams countryside.

ENTRANCE PORCH
ENTRANCE HALLWAY
LOUNGE/DINER
29' 1" x 14' 3" (8.86m x 4.34m)
KITCHEN/BREAKFAST ROOM
14' 9" x 9' 11" (4.5m x 3.02m)
UTILITY ROOM
8' 5" x 5' 11" (2.57m x 1.8m)
MASTER BEDROOM
15' 4" x 15' 4" (4.67m x 4.67m) Max
BEDROOM TWO
11' 10" x 9' 11" (3.61m x 3.02m)
BEDROOM THREE
11' 10" x 9' 10" (3.61m x 3m)
BEDROOM FOUR/STUDY
15' 1" x 6' 8" (4.6m x 2.03m)
BATHROOM
SHOWER ROOM

DOUBLE GARAGE
18' 2" x 15' 2" (5.54m x 4.62m)

IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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VIEWING AND NEGOTIATIONS

Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000
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24 HOUR ANSWERING SERVICE

