

# Lang

AND CO

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4 BILLACOMBE VILLAS, PLYMSTOCK, PLYMOUTH, PL9 8AL



Reputed to have been built in the 1840's this charming period property retains a wealth of character features including fireplace's, wooden window shutters, ornate ceiling mouldings whilst also benefiting from modern day improvements. The property itself comprises on the ground floor of; entrance porch/utility area, door leading through to entrance hall, lounge with feature fire place and stripped wooden floors. Double doors lead through to a large well presented kitchen/diner with a range of fitted wall and base units with granite work surfaces, double doors than lead out to a south-facing rear garden. On the first floor there are four bedrooms and a modern family bathroom.

Externally to the front of the property there is off road parking and a generous size garage with light and power, to the rear an enclosed south facing garden with a patio seating area.

This character period property has generous size living accommodation and should be viewed to appreciate the quality on offer.

Local amenities can be found close by including the Broadway Shopping Centre, Morrison's Superstore, Elburton Village, popular local schooling and the property is within easy access to the beautiful South Hams countryside, coastline and commuting distance to the vibrant Plymouth City Centre.

## **GROUND FLOOR**

ENTRANCE PORCH/UTILITY ROOM

10' 0" x 6' 6" (3.05m x 1.98m)

ENTRANCE HALL

LOUNGE

18' 2" x 12' 9" (5.54m x 3.89m)

KITCHEN/DINER

29' 1" x 11' 10" (8.86m x 3.61m)

## **FIRST FLOOR**

MASTER BEDROOM

17' 7" x 13' 4" (5.36m x 4.06m)

BEDROOM TWO

12' 4" x 9' 5" (3.76m x 2.87m)

BEDROOM THREE

9' 9" x 8' 11" (2.97m x 2.72m)

BEDROOM FOUR

7' 3" x 6' 7" (2.21m x 2.01m)

MODERN BATHROOM

## **OUTSIDE**

GARAGE & OFF ROAD PARKING

SOUTH FACING REAR GARDEN

**COUNCIL TAX:** We understand the property is in band 'E' and the amount payable for the year 2014/2015 is £1,879.60 (*obtained by internet enquiry with Plymouth City Council, these details are subject to change*).

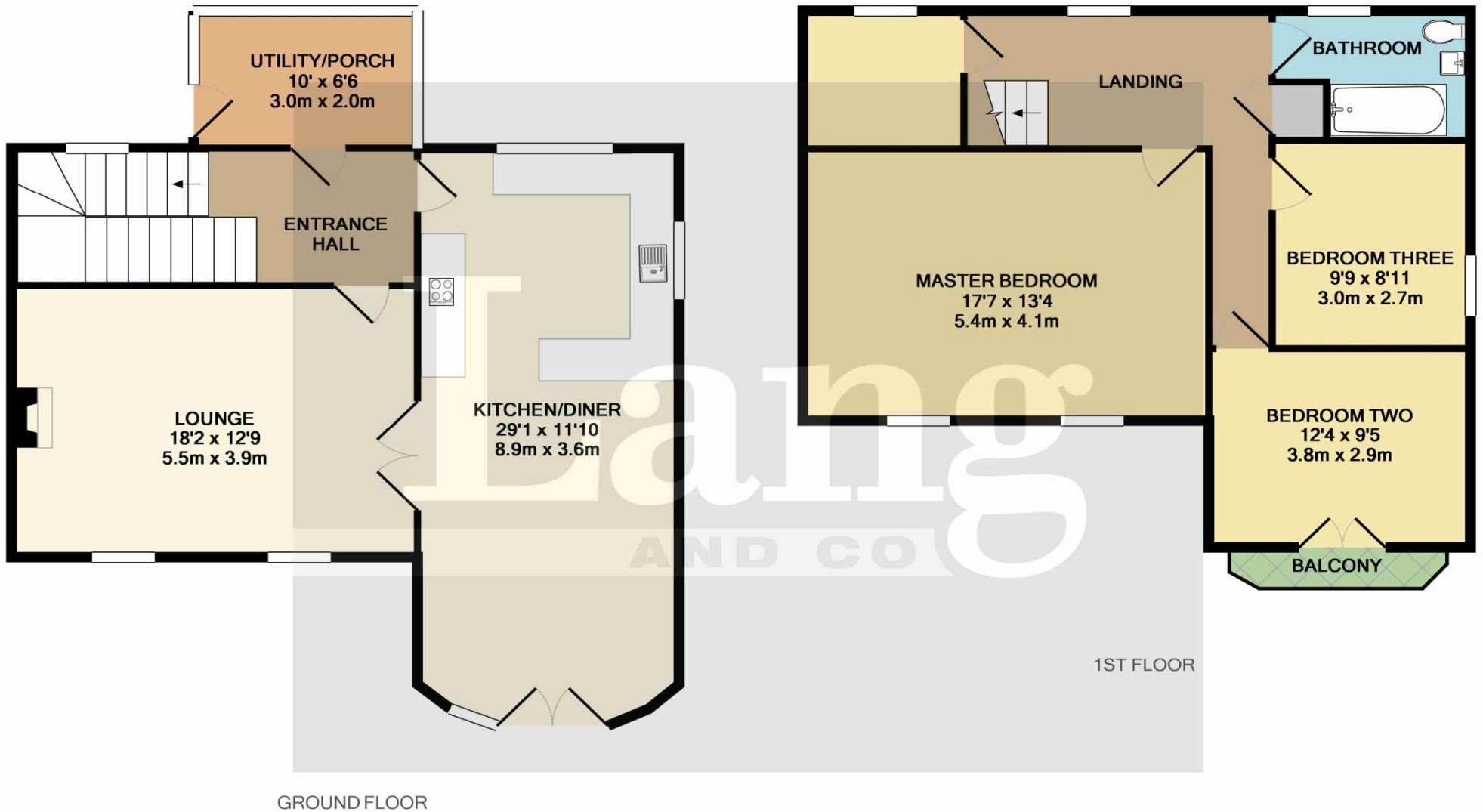
### **IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS**

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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Measurements are approximate. Not to scale. Illustrative purposes only  
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**VIEWING AND NEGOTIATIONS**  
Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000  
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Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm  
**24 HOUR ANSWERING SERVICE**

