



**'Mimosa', 7 First Avenue, Billacombe, Plymouth, PL9 8AP £229,950**

**\*WELL PROPORTIONED DETACHED BUNGALOW\*UPVC DOUBLE GLAZING\***

**\*GAS CENTRAL HEATING\*ENTRANCE PORCH\*HALL\*GENEROUS SIZE LOUNGE\***

**\*KITCHEN/BREAKFAST ROOM\*THREE BEDROOMS\*BATHROOM/WC\*GOOD SIZE PLOT\***

**\*PRIVATE PARKING ON DRIVE\*GARAGE\***

**\*ENCLOSED SOUTHERLY FACING REAR GARDEN\***

**\*IN NEED OF UPDATING AND REFURBISHMENT\*OFFERING GOOD POTENTIAL\***

**\*NO ONWARD CHAIN\***



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# 'Mimosa', 7 First Avenue, Billacombe, Plymouth, Devon, PL9 8AP

**THE PROPERTY** A detached bungalow of traditional design and construction which is understood to of been built in the 1930's. Offering well proportioned light and airy accommodation which has been looked after in the past but clearly would benefit from a programme of updating and refurbishment to bring it up to a modern uniformed standard. Accommodation comprises of porch, hall, generous size lounge, kitchen/breakfast room, three bedrooms and bathroom/wc.

The property stands on a generous enclosed rectangular shaped gently sloping site with good parking on the private drive and within the garage. Low maintenance front garden and to the rear a southerly facing back garden. No onward chain.

**LOCATION** Set on the south side of First Avenue, a cul de sac road within a well established and popular residential area.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

**PORCH** 3' 7" x 3' 3" (1.09m x 0.99m) Glazed front door into:

**HALL** Ceiling light point. Radiator.

**LOUNGE** 14' 2" x 11' 5" (4.32m x 3.48m) uPVC double glazed bay window overlooking out to the rear garden. Ceiling light point. Tiled fireplace and hearth. Radiator.

**BREAKFAST ROOM** 11' 0" x 10' 0" (3.35m x 3.05m) uPVC double glazed window to side elevation. Ceiling light point. Radiator. Door to:

**KITCHEN** 8' 7" x 6' 5" (2.62m x 1.96m) uPVC double glazed window overlooking the back garden and side elevations. Ceiling light point. Radiator. Range of cupboard and drawer storage set in wall and base units running along one side, roll edge worksurface with tiled splashback, inset stainless steel sink. Space for cooker. Wall mounted Worcester gas boiler servicing the central heating and hot water. uPVC glazed door to:

**REAR PORCH** 5' 3" x 2' 9" (1.6m x 0.84m) uPVC part double glazed door to the rear garden. uPVC double glazed window to rear elevation.

**BEDROOM ONE** 12' 10" x 11' 2" (3.91m x 3.4m) Max measurements. uPVC double glazed wide curved bay window to the front elevation. Fitted wardrobes running along one side. Ceiling light point. Radiator.

**BEDROOM TWO** 12' 5" x 10' 3" (3.78m x 3.12m) uPVC double glazed wide curved bay window to the front elevation. Ceiling light point. Tiled fireplace and hearth. Radiator.





**BEDROOM THREE** 11' 0" x 7' 1" (3.35m x 2.16m) uPVC double glazed window overlooking the rear garden. Ceiling light point.

**BATHROOM/WC** 5' 8" x 5' 7" (1.73m x 1.7m) uPVC obscured glazed window to side elevation. Comprising wc, panelled bath and wash hand basin. Tiled walls. Ceiling light point. Radiator. Wall mounted electric heater.

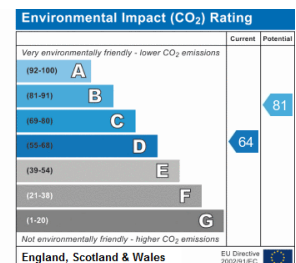
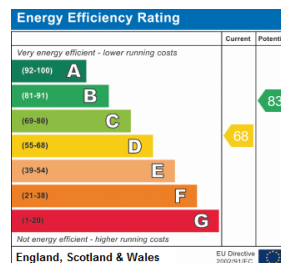
**GARAGE** 13' 6" x 7' 1" (4.11m x 2.16m) Metal up and over door.

**EXTERNALLY** Twin decorative gates opening to a tarmac laid drive that gives access to the garage set to the side. Set back from the street and pavement by an area of front garden of low maintenance covered with stone chippings and ornamental bushes.

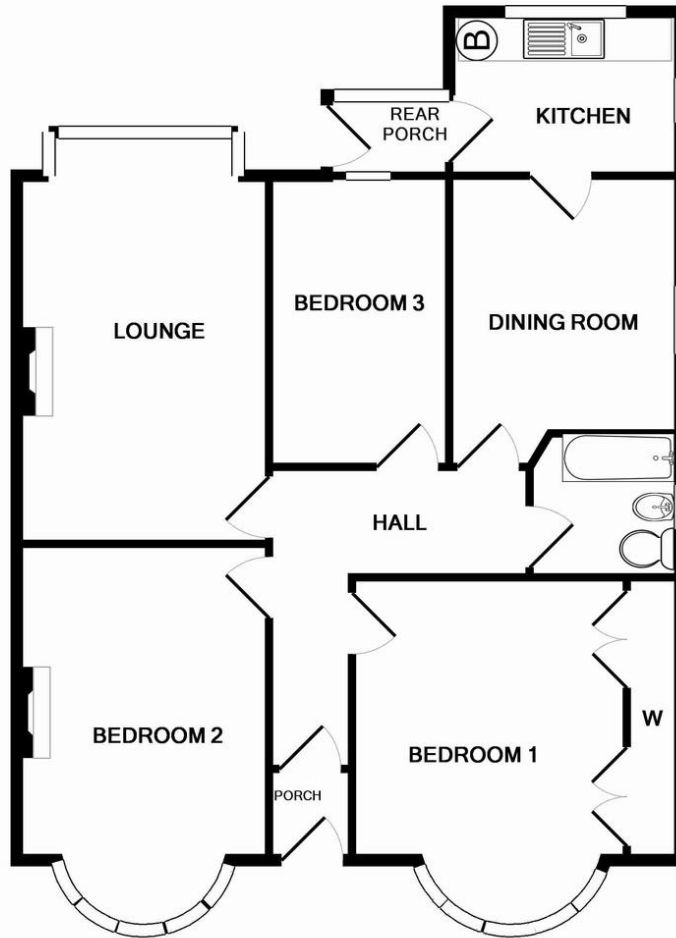
A southerly facing generous enclosed lawned back garden.

**COUNCIL TAX BAND D**

**TENURE FREEHOLD**



Address:  
7 First Avenue



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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