



## 6 Crabtree Villas, Military Road, Crabtree, Plymouth, PL3 6EN

**£190,000**

- \* WELL PRESENTED DETACHED BUNGALOW BUILT IN THE 1930'S \*
- \* DOUBLE AND TRIPLE GLAZING \*\* GAS CENTRAL HEATING \*
- \* LIGHT AND AIRY ACCOMMODATION \*\* FRONT LOBBY \*\* HALL \*
- \* GOOD SIZED LOUNGE WITH BAY WINDOW AND LONG VIEWS \*
- \* FITTED KITCHEN/DINING ROOM \*\* TWO DOUBLE BEDROOMS \*
- \* WELL APPOINTED SHOWER ROOM/WC \*
- \* GENEROUS SIZE RECTANGULAR SHAPED PLOT \*\* GARAGE \*\* ADDITIONAL PARKING \*
- \* TERRACED GARDENS \*\* NO ONWARD CHAIN \*



**Alan Cummings & Co.**  
Independent Estate Agents

**01752 664125**

E-mail: [enquiries@alancummings.co.uk](mailto:enquiries@alancummings.co.uk)  
Web: [www.alancummings.co.uk](http://www.alancummings.co.uk)



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## THE PROPERTY

A well-presented detached bungalow which is understood to have been built in the 1930's and which the present owners have undertaken a programme of updating and refurbishment and it now provides a comfortably appointed home. The property has the benefit of double glazing and to the front triple glazing, gas fired central heating and well-presented accommodation comprising a front set lobby and hall, a spacious fitted kitchen/dining room with integrated appliances and a good sized lounge with bay window to the front enjoying far reaching panoramic views looking across the river Plym estuary and to the grounds of Saltram House, also at the front a large double bedroom with bay window and similar views to the lounge, a second double bedroom and a well-appointed shower room/wc. With a spacious loft that offers good potential for conversion to provide additional accommodation.

The property stands on a roughly rectangular shaped plot set between the main road leading up to Marsh Mills with pedestrian access and at the rear vehicular access off Military Road with a good size garage with remote control door and a wide adjoining area providing off street parking and this space potentially might provide room for creating additional parking or garaging, subject of course to obtaining any necessary consent or approval. With steps leading down to the property past terraced garden areas.

Without doubt the position and open panoramic views across the river Plym estuary and beyond are a 'WOW' factor that really must be viewed in order to be fully appreciated.

## LOCATION

Set in Crabtree enjoying wide open panoramic views looking across the river Plym Estuary and beyond towards Saltram House. The position convenient for close by access to major routes in other directions.

Twin multi paned glazed doors open into:

**ENTRANCE LOBBY** 3' 11" x 3' 6" (1.19m x 1.07m) uPVC double glazed door with window over into:

**HALL** A central 'T' shaped hall giving access to all rooms. Triple ceiling light point. Access hatch to LOFT which is insulated, has a window, part boarded for storage with fitted access ladder and electric power point, with great potential for conversion.

**LOUNGE** 15' 2" max. x 12' 1" (4.62m max. x 3.68m) Wide triple glazed bay window overlooking the estuary and Saltram Estate on the far bank. Focal feature fireplace with living flame coal effect gas fire. Coved ceiling with ceiling rose and pendant light point. T.V. aerial and telephone point.





**KITCHEN/DINING ROOM** 17' 0" x 9' 5" in part 7'0" (5.18m x 2.87m in part 2.13m) Dual aspect with four uPVC double glazed windows to the side and rear elevations and a uPVC double glazed back door. A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces with tiled splashbacks. Inset one and a half bowl composite sink unit with mixer tap. Quality integrated appliances include a 'Whirlpool' four ring variable size gas hob with illuminated extractor hood over and 'Whirlpool' oven. Integrated fridge. Space and plumbing suitable for automatic washing machine and space suitable for further appliances. Tiled floor. Coved ceiling with six downlighters plus under unit lighting.

**BEDROOM** 1 15' 2" max. x 12' 1" (4.62m max.x 3.68m) Wide triple glazed bay window overlooking the river estuary and Saltram Estate beyond. Coved ceiling with pendant light point.

**BEDROOM** 2 15' 1" x 9' 3" (4.6m x 2.82m) floor area. Plus deep built-in wardrobes and cupboard storage running across one long wall. uPVC double glazed box bay window to the rear. Coved ceiling with ceiling rose and light point.

**SHOWER ROOM** 9' 4" x 5' 1" (2.84m x 1.55m) Patterned obscure uPVC double glazed window to the side elevation. Quality suite comprising vanity wash hand basin with cupboard and drawer storage under, mirror over. Fluorescent strip light and shaver socket. Heated towel rail. Close coupled wc. Double size tiled shower with 'Mira Advance' electrically heated shower. Floor to ceiling patterned wall tiles with decorative inserts. Ceiling light point.

## **EXTERNALLY**

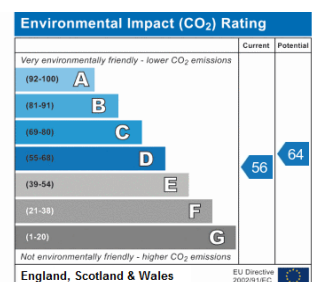
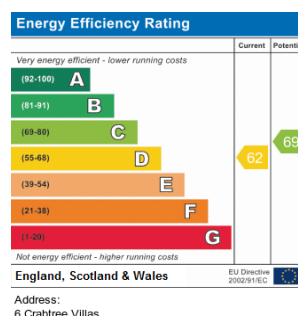
The property stands on a long sloping rectangular shaped plot, terraced and landscaped. Main access from the rear via Military Road and here a useful single size garage. A separate entrance opens into a concrete drive/hardstand, between the hardstand and garage is a wide level paved patio area. Adjoining all three a wide border. This whole area could be re-developed to create more parking, for example building of a large garage. A stepped path with handrail leads down to the property passing borders covered with decorative stone chippings.

To the rear of the bungalow a courtyard area with level paved patio, sheltered and access around both sides. Outside water tap. Gateways lead out to the front and here a further terraced garden, landscaped with paved patio areas and borders containing a variety of ornamental bushes, shrubs and plants. A path leading down to a decorative iron gate opening to a front access path.

**FLOOR COVERINGS** The fitted floor coverings as seen are included in the sale price.

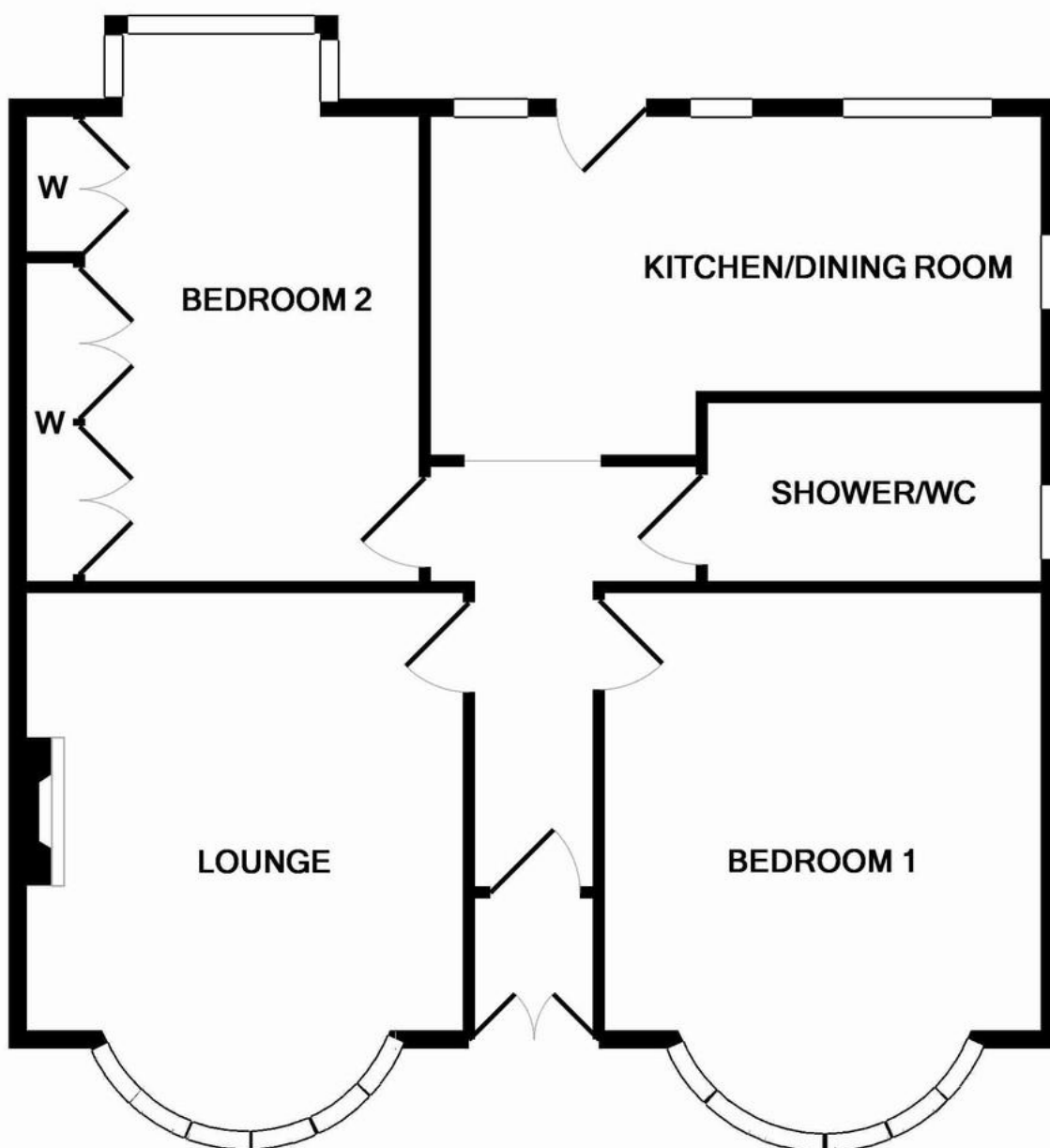
**TENURE: Freehold**

**COUNCIL TAX BAND: 'C'**





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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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**01752 664125**  
12 Egguckland Road  
Henders Corner  
Mannamead  
Plymouth PL3 5HE

**01752 406779**  
24 Springfield Road  
Elburton  
Plymouth  
PL9 8EN

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E-mail: [enquiries@alancummings.co.uk](mailto:enquiries@alancummings.co.uk)  
[www.alancummings.co.uk](http://www.alancummings.co.uk)