

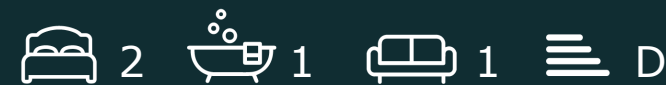
DC
LANE

SELL • LET • MANAGE



40 The Crescent, Plymouth, PL8 2AP

£400,000





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40 The Crescent

Plymouth, PL8 2AP

- Superb Detached Bungalow
- Two Double Bedrooms
- Spacious Accommodation
- Generous Well Kept Gardens
- Garage with Remote Controlled Door
- Brixton Village Location
- Immaculately Presented Throughout
- Utility Room
- Gated Driveway
- No Onward Chain

DC Lane are delighted to present a delightful detached bungalow on a sizable plot in the highly sought after village of Brixton and located within close proximity of local amenities that include a post office, shop, public house, church and fish and chip shop. Set within an area of outstanding natural beauty this South Hams property is surrounded by countryside and local walks can be enjoyed especially a walk to the creek that leads to the River Yealm. Plymouth City Centre is approximately 6 miles away and excellent transport links provide easy access there, to the A38, the coastline and wonderful local beaches.

Upon entry there is a useful area for coats in the vestibule that opens into the spacious welcoming hallway. Two double bedrooms boast storage cupboards and built in wardrobes offering plentiful hanging storage. The living room features a modern gas fire and double aspect windows and the modern fitted kitchen/dining room has an abundance of wall and base mounted units and door access to a rear porch and separate utility room. A shower room and w/c complete the accommodation of this immaculately presented bungalow.

The well maintained, mature landscaped garden which are mainly laid to lawn with a variety of trees and shrubs wrap around the property however the generous decked terrace featuring a timber summerhouse is an ideal space for entertainment and alfresco dining – this really is a superb garden. A gated driveway leads to a garage with remote controlled door and rear pedestrian access.

With natural light flooding this beautiful property throughout and offered with no onward chain a viewing is highly recommended, an exceptional home and garden in an enviable South Hams location .



Ground Floor

Living Room 11'0" x 18'2" (3.36 x 5.54)

Kitchen/Dining Room 14'9" x 8'11" (4.52 x 2.72)

Utility Room

Rear Porch

Bedroom One 9'10" x 13'11" (3.02 x 4.25)

Bedroom Two 9'10" x 10'11" (3.02 x 3.35)

Shower Room 6'2" x 5'5" (1.88 x 1.66)

W/C 6'2" x 2'10" (1.88 x 0.88)

External

Garage 8'9" x 16'10" (2.68 x 5.15)





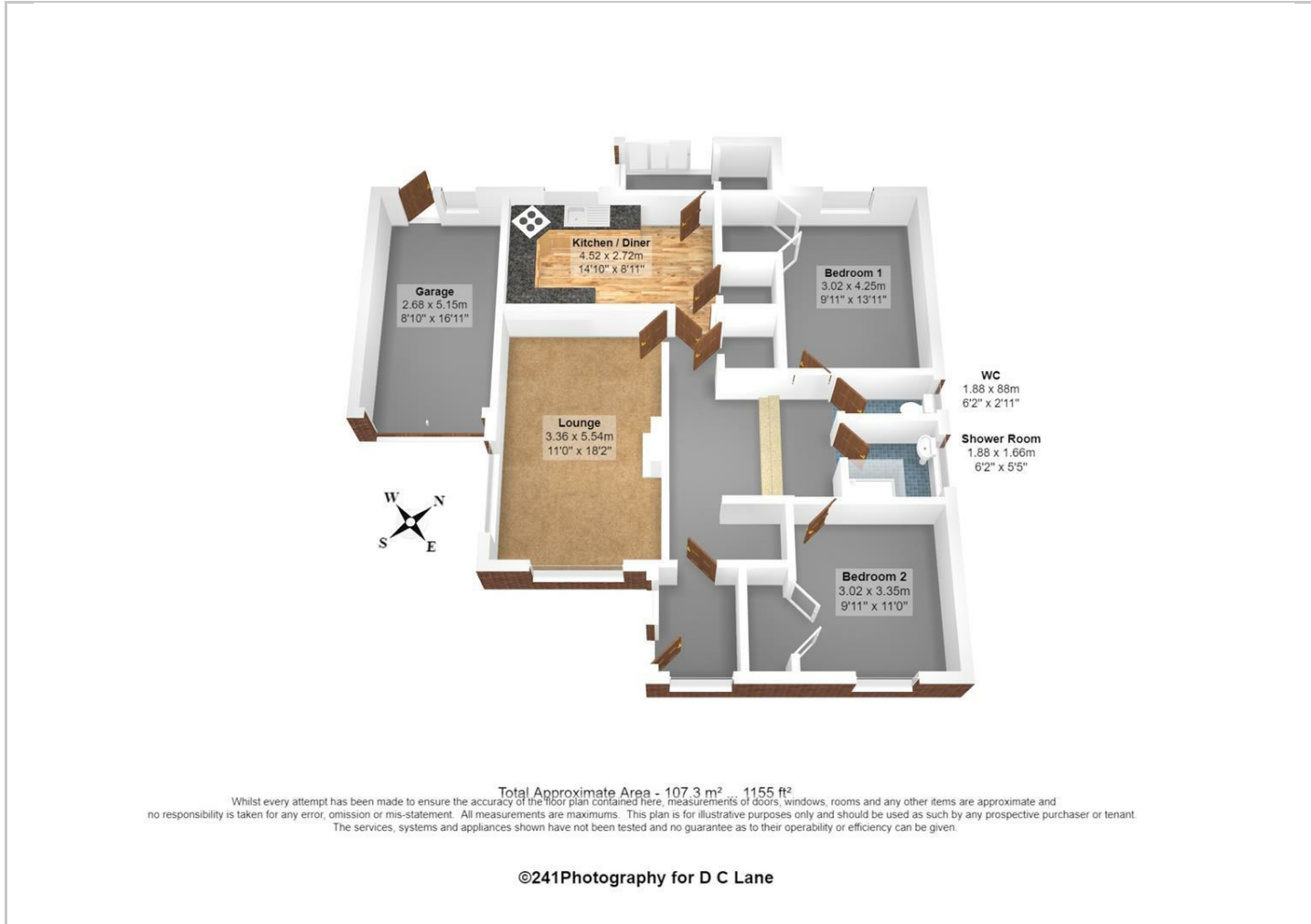
Directions

Head south on Mutley Plain toward Belgrave Road for 0.7 miles and turn left on to A374 / Charles Street pass through 2 roundabouts, remaining on A374 for 0.8 miles. Keep straight on to A379 / Laira Bridge Road until the roundabout,, take the 2nd exit onto Billacombe Rd/A379 for 3.6 mi. Turn right onto Winstone Ln and the property can be found on the right after the turning for The Crescent.





Floor Plans

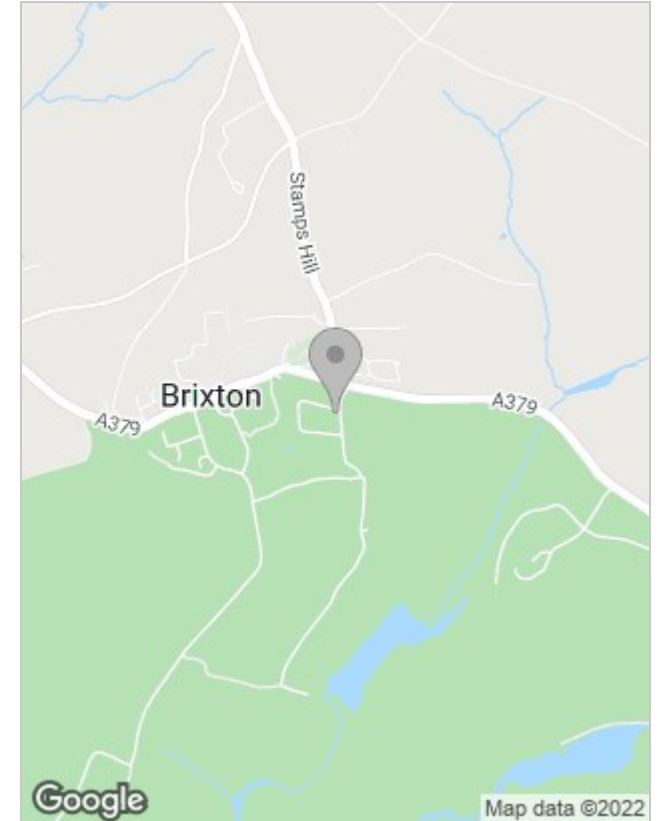


Viewing

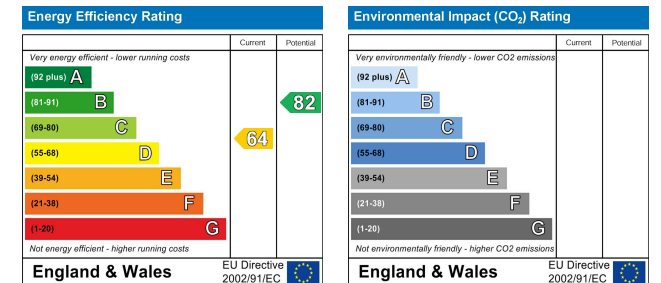
Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph



99 Mutley Plain, Mutley, Plymouth, Devon, PL4 6JJ
 01752 874242 | hello@dclane.co.uk | www.dclane.co.uk