



## 2 Third Avenue

Billacombe, Plymouth, PL9 8AN

£310,000



Older-style double bay-fronted detached bungalow set within a generous level plot with south-facing rear gardens, comprising lounge, dining room & kitchen, 3 bedrooms, bathroom, additional wc & loft room. 2 garages. Gardens to the front & rear. uPVC double-glazing & gas central heating. No chain.





## 2 THIRD AVENUE, BILLACOMBE, PLYMOUTH PL9 8AN Accommodation (Accommodation)

uPVC obscured double-glazed front door opening into the entrance hall.

### ENTRANCE HALL

Coved ceiling. Dado rail. Doors providing access to the accommodation. Built-in cupboard with shelving, housing the fuse box. Large loft hatch with a pull-down folding wooden ladder, providing access to the loft room.

### LOUNGE/DINING ROOM 25'9" x 11'6" (7.85 x 3.51)

Open plan room with archway separating the lounge and dining areas. Within the lounge is a fireplace with a polished stone inset, hearth and fitted gas fire. Either side of the chimney breast there are cupboards and shelving. Coved ceiling. The dining area has ample space for table and chairs with uPVC double-glazed sliding doors opening onto the rear garden. From the dining area an obscured, glazed door leads to the kitchen. Within the lounge a doorway opens into the hallway.

### KITCHEN 12'9" x 10'4" (3.89 x 3.15)

Range of base and wall-mounted cabinets with matching oak fascias and work surfaces. Integral fridge/freezer. Space and plumbing for dishwasher. Built-in dual oven and grill with separate inset stainless-steel 4-burner gas hob and cooker hood above. Space and plumbing for washing machine. Glazed display cabinets. Coved ceiling. uPVC double-glazed window to the rear overlooking the garden. Doorway leading to the rear vestibule.

### REAR VESTIBULE/UTILITY/WC 10'5" x 3'2" (3.18 x 0.97)

This room has built-in storage cupboards with space for a tumble dryer and a gas boiler. uPVC obscured double-glazed door leading to outside. A doorway opens to an additional wc which is fitted with a low-level flush system and a wall-mounted basin. Storage cupboard. Partly-tiled walls. Coved ceiling. Obscured window to the side elevation.

### BEDROOM ONE 15'1" into bay x 11'6" (4.60 into bay x 3.51)

uPVC double-glazed square bay window to the front elevation with fitted vertical blind. Coved ceiling.

### BEDROOM TWO 13'10" into bay x 12'6" (4.22 into bay x 3.81)

uPVC double-glazed square bay window to the front elevation. Built-in full-width wardrobes with sliding doors. Coved ceiling.

### BEDROOM THREE 12'8" x 9'3" (3.86 x 2.82)

uPVC double-glazed window to the side elevation. Coved ceiling.

### BATHROOM 9'1" x 5'4" (2.77 x 1.63)

Fitted with a bath and shower system over, wc and wash handbasin set into a work surface with a cabinet beneath. Radiator/towel rail. Fully-tiled walls. uPVC obscured double-glazed window to the side elevation. Wall-mounted light with integral shaver point. Wall-mounted swivel mirror.

### LOFT ROOM 17'1" x 14'8" (5.21 x 4.47)

Roof windows to both side elevations. Eaves storage access. Built-in cupboard with hanging rail. Desk with cabinet beneath.

### GARAGE ONE 37'10" x 8'2" (11.53 x 2.49)

Remotely-operated door to the front elevation. uPVC obscured door and window to the rear. Power and lighting. Consumer unit.

### GARAGE TWO 17'4" x 9'7" (5.28 x 2.92)

Detached garage situated to the rear, constructed in block work beneath a pitched roof with an up-&-over door to the front elevation. uPVC double-glazed windows to the side. Timber single-glazed side access door. Power and lighting.

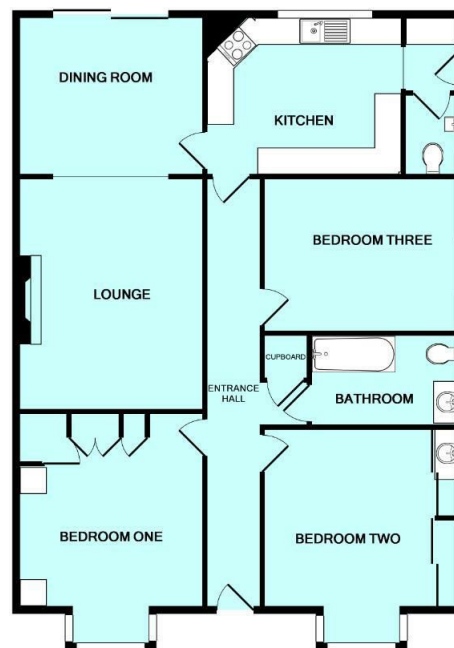
### OUTSIDE

To the front there are twin driveways - one at either side - providing off-road parking. The front garden is hard-landscaped for ease-of-maintenance and is paved with raised flower beds. Outside light. The rear garden has a southerly aspect and is laid to lawn with bordering shrub and flower beds. There are generous areas of paving. Outside lights. Outside tap.

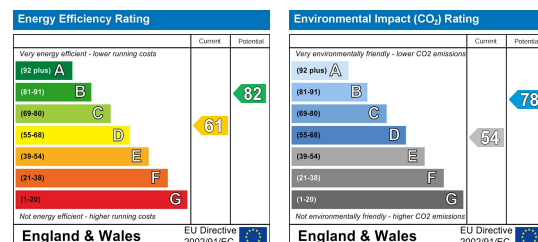
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.