Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE




# 14 Westlake Rise

## Heybrook Bay, Plymouth, PL9 0DS

**£450,000**

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Detached bungalow in a lovely position with views to the sea. Superbly-presented throughout with accommodation briefly comprising a porch, entrance and inner hallways, a stunning open-plan kitchen/dining/living room, which is triple aspect, 3 double bedrooms and a bathroom. Externally there is a driveway, garage and gardens to the front and rear. Double-glazing & central heating.







## WESTLAKE RISE, HEYBROOK BAY, PL9 0DS

### ACCOMMODATION
Front door opening into the entrance porch.

### ENTRANCE PORCH 5'1 x 3'3 (1.55m x 0.99m)
Leading into the entrance hall.

### ENTRANCE HALL 8'10 x 5'1 (2.69m x 1.55m)
Open-plan access through to the inner hall.

### INNER HALL
Providing access to the accommodation. Loft hatch. Cupboard with space for tumble dryer and housing the gas boiler and consumer unit.

### OPEN-PLAN KITCHEN/DINING/LIVING ROOM 20\' x 19'9 (6.10m\' x 6.02m)
A superb open-plan room situated to the front of the bungalow. Triple aspect with windows to 3 elevations, all with fitted blinds. Door leading to outside. Fitted dining area with bench seating. Ample space for lounge seating. Range of matching kitchen cabinets with a feature island incorporating a breakfast bar. Inset sink. Built-in appliances include a NEFF oven, NEFF combination microwave oven, Bosch induction hob with a circular stainless-steel ceiling mounted cooker hood above, integrated dishwasher and fridge-freezer. Fitted flooring throughout. Inset ceiling spotlighting. Pendant lighting over the island.

### BEDROOM ONE 10'11 x 10'6 (3.33m x 3.20m)
Window with fitted blind to the rear elevation. Fitted flooring.

### BEDROOM TWO 10'11 x 8'9 (3.33m x 2.67m)
Window with fitted blind to the rear elevation. Fitted flooring.

### BEDROOM THREE 10'10 x 7'8 (3.30m x 2.34m)
Window with fitted blind to the side elevation.

### BATHROOM 8'7 x 5'6 (2.62m x 1.68m)
Suite comprising a bath with a shower system over and a glass shower screen and a basin and wc set into a cabinet providing storage and concealing the cistern. Wall-mounted mirrored cabinet. 2 obscured windows to the side elevation, one with a fitted blind. Partly-tiled walls. Tiled floor.

### GARAGE 16'6 x 8'5 (5.03m x 2.57m)
Up-&-over style door to the front elevation. Consumer unit and electric meter. Power, lighting and water.

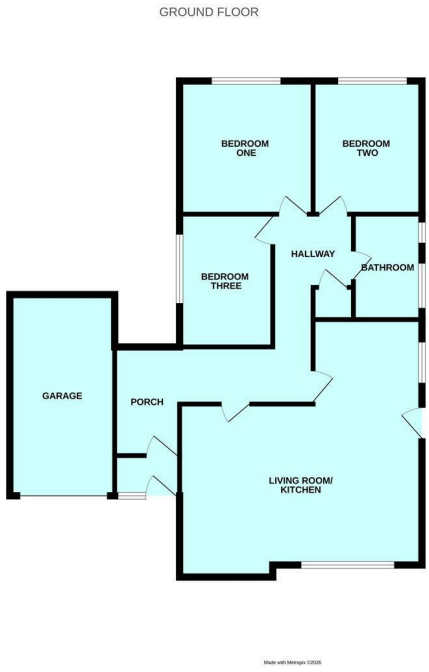
### OUTSIDE
A driveway provides access and off-road parking. The front garden is landscaped with areas laid to chippings and shrub and flower borders. There are fantastic views out to sea. Pathways lead around both side elevations accessing the rear. The rear garden is laid to lawn together with areas laid to chipping, paving and decking plus shrub and flower beds.

### COUNCIL TAX
South Hams District Council
Council tax band D

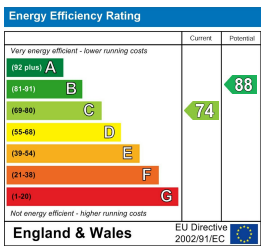
## Area Map

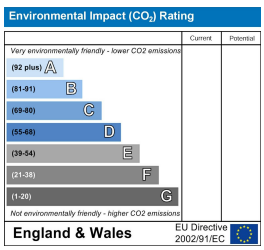



## Floor Plans




## Energy Efficiency Graph

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