



## 50 Longlands Drive

Heybrook Bay, Plymouth, PL9 0BL

£450,000



Beautifully-presented detached bungalow situated in this highly sought-after coastal village. The elevated position provides fabulous sea views. The accommodation is immaculate & briefly comprises entrance porch & hallway, lounge, open-plan kitchen/dining room, 3 double bedrooms, study/4th bedroom, family bathroom & ensuite shower room. Front & rear gardens. Brick-paved driveway & garage. Double-glazing & central heating.



50 LONGLANDS DRIVE, HEYBROOK BAY, PL9 0BL

## ACCOMMODATION

### ENTRANCE PORCH 5'11 x 5'2 (1.80m x 1.57m)

uPVC double-glazed windows to the 2 elevations. Tiled floor. Doorway leading through to the hallway.

### HALLWAY 5'10 x 5'5 (1.78m x 1.65m)

Providing access to the accommodation.

### LOUNGE 19'11 x 10'8 (6.07m x 3.25m)

Generous reception room which is dual aspect with uPVC double-glazed windows with fitted blinds to the front and side elevations. The window at the front has lovely sea views. Chimney breast with inset wood burner style gas fire set onto a slate hearth. Double doors opening into the dining area. Doorway leading into the kitchen. Doorway providing access to the inner hall.

### OPEN-PLAN KITCHEN/DINING ROOM 21'2 x 8'10 (6.45m x 2.69m)

A fantastic open-plan dual aspect room with uPVC double-glazed window with fitted Venetian blind to the side elevation and a uPVC double-glazed window to the front elevation with lovely sea views. Ample space for dining table and chairs. The kitchen area is fitted with a range of matching modern cabinets with contrasting work surfaces and tiled splash-backs. Built-in double oven and grill. Separate inset 4-burner gas stainless-steel hob with a cooker hood above. Stainless-steel single drainer one-&-a-half bowl sink unit. Integral appliances include fridge-freezer and dishwasher. The kitchen area has inset ceiling spotlights. uPVC obscured double-glazed door to the side elevation opening into a side porch/utility. The side porch/utility has a matching work surface with space and plumbing beneath for a washing machine, a storage cabinet and a wall-mounted Worcester boiler. There is a uPVC double-glazed window to the side elevation and uPVC obscured double-glazed door leading to outside.

### STUDY/BEDROOM FOUR 11'9 x 8'5 (3.58m x 2.57m)

Full height uPVC double-glazed window with fitted blinds and sea views.

### INNER HALLWAY 9'11 x 5'10 max dimensions (3.02m x 1.78m max dimensions)

Providing access to the bedrooms. Loft hatch. Airing cupboard plumbed with a radiator.

### BEDROOM ONE 13'7 x 9'11 (4.14m x 3.02m)

Generous double bedroom with uPVC double-glazed French windows to the rear elevation opening onto the garden. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 8'4 x 4'1 (2.54m x 1.24m)

Tiled corner-style shower, wc and pedestal wash handbasin with a matching tiled splash-back. uPVC obscured double-glazed window with a fitted Venetian-style blind to the rear elevation. Inset ceiling spotlights.

### BEDROOM TWO 11'4 x 10'9 (3.45m x 3.28m)

uPVC double-glazed window to the rear elevation.

### BEDROOM THREE 11'3 x 8'11 (3.43m x 2.72m)

Built-in wardrobe with sliding mirror doors. uPVC double-glazed window to the rear elevation.

### FAMILY BATHROOM 8'7 x 5'7 (2.62m x 1.70m)

White suite comprising bath with a mixer tap shower system and a glass screen, wc and pedestal wash handbasin. White partly-tiled walls. Contrasting dark tiled floor. Inset ceilings spotlights. 2 uPVC obscured double-glazed windows to the side elevation.

### GARAGE 16'3 x 8'6 (4.95m x 2.59m)

Up-&-over style door to the front elevation. Housing the consumer unit. Power. Lighting.

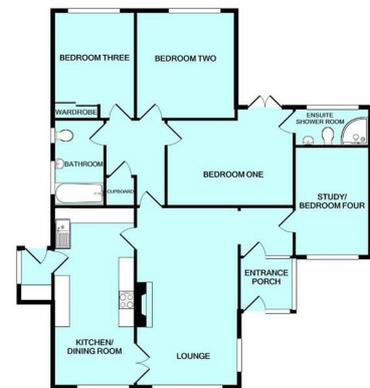
## OUTSIDE

To the front there is a brick-paved driveway providing off-road parking. The front garden has been hard landscaped for ease of maintenance with areas laid to chippings and inset and bordering shrubs. A pathway leads around the side accessing the rear. The rear garden has areas laid to patio and lawn with bordering shrub and flower beds.

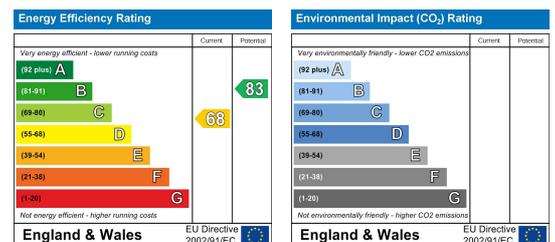
## Area Map



## Floor Plans



## Energy Efficiency Graph



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