



## 14 Chad Road

Heybrook Bay, Plymouth, PL9 0DT

£495,000



Superb opportunity to acquire this detached property in a fantastic position enjoying a south-facing garden with lovely sea views. The accommodation briefly comprises an entrance porch with a cloakroom/wc leading to a feature hallway and at the centrepiece of the property is an open-plan lounge/dining room with a vaulted ceiling. In addition there is a kitchen/dining room and an extended additional sitting room/fourth bedroom with an ensuite shower room. There are 3 further bedrooms together with a family bathroom. Integral single garage & driveway. Front & rear gardens. Double-glazing & central heating.



CHAD ROAD, HEYBROOK BAY, PL9 0DT

## ACCOMMODATION

### ENTRANCE PORCH 5'4 x 4'1 (1.63m x 1.24m)

Doorway to the cloakroom/wc. Further doorway opening into the hallway.

### CLOAKROOM/WC 7'8 x 3'1 (2.34m x 0.94m)

### FEATURE HALLWAY 15'1 x 10'4 incl stairs (4.60m x 3.15m incl stairs)

Providing split-level access to the property. Loft hatch.

### BEDROOM ONE 15'1 x 9'10 (4.60m x 3.00m)

Window with fitted blind to the front elevation.

### BEDROOM TWO 13'3 x 10' max depth (4.04m x 3.05m max depth)

Window to the rear elevation with superb sea views and views over the garden.

### BEDROOM THREE 11'1 x 7'1 (3.38m x 2.16m)

Window with a fitted blind to the front elevation.

### FAMILY BATHROOM 8'3 x 5'7 (2.51m x 1.70m)

Fitted as a shower room comprising a generous walk-in shower with a fixed glass screen and a Mira shower system and a basin with a cabinet beneath. Wall-mounted towel rail/radiator. Built-in cupboard with shelving. Tiled floor. Fully-tiled walls.

### OPEN-PLAN LOUNGE/DINING ROOM 20'5 x 17'7 (6.22m x 5.36m)

A feature open-plan 'L-shaped' room with a vaulted ceiling. Alcove with shelving. Wall-mounted glass-fronted gas fire with remote control. The room is dual aspect with windows to 2 elevations and sliding double-glazed doors opening onto the south-facing terrace. There are views to the sea. Doorway opening into the kitchen/dining room.

### KITCHEN/DINING ROOM 17'5 x 10'7 (5.31m x 3.23m)

Dual aspect with a window to the front elevation and sliding double-glazed patio doors to the rear opening onto the south-facing terrace with sea views. Ample space for dining table and chairs. Range of built-in kitchen cabinets with work surfaces and tiled splash-backs. Stainless-steel twin bowl single drainer sink unit. Built-in double oven and grill. 4-burner gas hob with a cooker hood over. The kitchen also features an additional built-in double oven and grill. 2 integral fridges. Space and plumbing for washing machine. Hard wood flooring. Further doorway opening into the additional sitting room/4th bedroom.

### ADDITIONAL SITTING ROOM/4TH BEDROOM 16'3 max depth x 9'3 (4.95m max depth x 2.82m)

Sliding double-glazed patio doors opening onto the south-facing terrace with sea views. Hard wood flooring throughout. Small loft hatch. Doorway providing additional access to outside. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 5'4 x 5'4 (1.63m x 1.63m)

Comprising an enclosed shower fitted with a Mira shower system, basin with cabinet beneath and wc. Wall-mounted towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured window to the front elevation.

### GARAGE 16'4 x 8'5 (4.98m x 2.57m)

Up-&-over style door to the front elevation. Shelving to the rear elevation. Consumer unit. Wall-mounted gas boiler. Power & lighting.

## OUTSIDE

The front garden is laid to lawn together with shrubs. A driveway provides off road parking and access. Steps leads to the main front entrance. Access is provided around the side of the property leading to the rear garden. The rear garden, which enjoys a southerly aspect, features a paved terrace running along the rear elevation, beyond which the garden is laid to lawn. There are shrubs and lovely views from the rear over countryside and out to sea.

## COUNCIL TAX

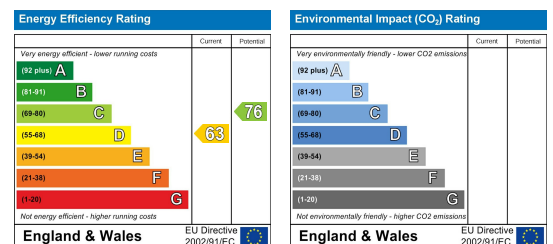
South Hams District Council  
Council tax band E

## Area Map



## Floor Plans

## Energy Efficiency Graph



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