



## 11 Eddystone Road

Down Thomas, Plymouth, PL9 0AR

£450,000



Very well-presented semi-detached 3-bedroom bungalow situated in a very quiet cul-de-sac in the coastal village of Down Thomas. The accommodation comprises an entrance hall, spacious open-plan lounge/dining room, well-fitted modern kitchen, 3 double bedrooms, bathroom and a cloakroom/wc. Externally there is off-road parking for 2/3 vehicles and a link detached garage. There are very well-maintained gardens to both the front and rear of the property with far-reaching views over countryside, the village of Down Thomas and across to Dartmoor.



## EDDYSTONE ROAD, DOWN THOMAS, PL9 0AR

### ACCOMMODATION

uPVC double-glazed door opening into the entrance hall.

### ENTRANCE HALL 24'3 x 5' at widest point (7.39m x 1.52m at widest point)

A long wide entrance hallway providing access to the accommodation. Window to the front elevation. Cloak cupboard. Wooden Amtico flooring.

### CLOAKROOM/WC 2'6 x 2'9 (0.76m x 0.84m)

Fitted with a wc and sink above.

### BEDROOM ONE 13'5 x 11' (4.09m x 3.35m)

Double-glazed window to the front elevation.

### BEDROOM TWO 10'7 x 10'4 (3.23m x 3.15m)

Double-glazed window to the front elevation. 2 generous built-in wardrobes with wooden doors.

### BEDROOM THREE 11' x 10'4 at widest point (3.35m x 3.15m at widest point)

Double-glazed window to the side elevation. Built-in wardrobe. Loft access hatch with a loft ladder. The loft is partially boarded and has a light.

### BATHROOM 9'3 x 5'9 (2.82m x 1.75m)

Comprising a generous-sized walk-in shower fitted with an electric shower and vanity unit with storage and drawers below and a wc. Illuminated mirror with a cabinet behind. Chrome towel rail/radiator. Storage cupboard also housing the Ideal combi boiler. Wooden Amtico flooring. Inset ceiling spotlights. Obscured double-glazed window to the rear elevation.

### OPEN-PLAN LOUNGE/DINING ROOM 24'3 x 16'5 max dimensions (7.39m x 5.00m max dimensions)

An open-plan lounge and dining room with a square archway between the two. Multi-fuel log burner. Double-glazed window to the side elevation. Sliding patio doors overlooking and opening to the rear garden. Obscured glass uPVC external door leading to outside via the side elevation. Doorway leading into the kitchen.

### KITCHEN 11'1 x 8'9 (3.38m x 2.67m)

Fully-fitted kitchen with solid white work-tops and integrated stainless-steel appliances including 2 single ovens and microwave. Ceramic hob with an extractor fan. Stainless-steel sink. Built-in under counter fridge-freezer. Dishwasher. Under counter Hotpoint washing machine. Double-glazed windows to the rear and side elevations. From the rear there are pretty views over the garden and across rolling countryside and Down Thomas village beyond and far-reaching views towards Dartmoor.

### GARAGE 9'5 x 15'8 (2.87m x 4.78m)

A link detached garage with a remote up-&-over door. Power and lighting.

### OUTSIDE

To the front a private driveway provides ample off-road parking and access to the garage. A pedestrian gate leads onto paving slabs, with established shrub beds and hedging to the side, leading to the main front door. To the rear there is a fully enclosed timber fenced garden laid to a level well kept lawn with attractive borders, established shrubs and well-stocked flower beds. A patio is laid adjacent to the dining room. From the rear there are views over the village of Down Thomas and far-reaching views across lovely countryside towards Dartmoor in the distance.

### COUNCIL TAX

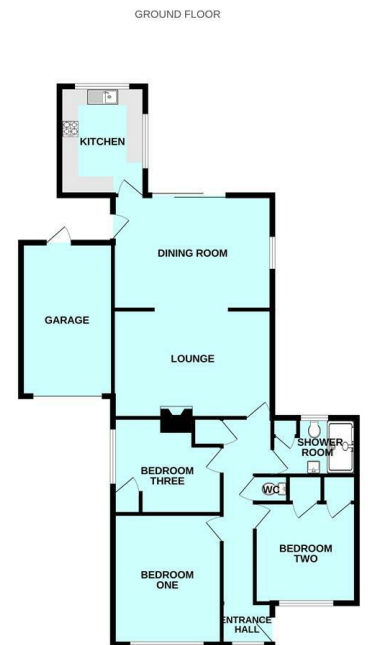
South Hams District Council  
Council tax band C

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

