



## 9 South View

Elburton, Plymouth, PL9 8PS

Price Guide £545,000



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## SOUTH VIEW, ELBURTON, PL9 8PS

### SUMMARY

Located on a secluded corner plot is this attractively presented character detached bungalow, which has been extended. The property enjoys flexible accommodation comprising an entrance hall, dining room leading to a kitchen/dining/family area, separate utility and wc, ground floor bathroom, 2/3 ground floor bedrooms & first floor master bedroom with an ensuite wet room. The property sits within beautiful mature gardens providing a good degree of seclusion and privacy. Double gates lead into the cul-de-sac, providing off-road parking and access to the garage. The property is being sold with no onward chain and benefits from double-glazing and gas-fired central heating.

### ACCOMMODATION

Access to the property is gained via steps leading to the covered entrance. Part glazed entrance door leading into the entrance hall.

### ENTRANCE HALL

Providing access to the ground floor accommodation.

### LOUNGE/ADDITIONAL BEDROOM

**20'5" x 13'3" into the bay (6.23 x 4.06 into the bay)**

Double-glazed bay window to the front elevation with an outlook onto the front garden. Open chimney.

Please note that the current owners utilise this room as a sitting room but it could be adapted to be a 4th bedroom.

### BEDROOM TWO

**14'6" into bay x 11'7" (4.43 into bay x 3.55)**

A lovely light open room with a double-glazed bay window to the front elevation with an outlook over the front garden.

### BEDROOM THREE

**11'7" x 10'0" (3.54 x 3.06)**

Double-glazed window to the side elevation.

### DINING ROOM

**10'11" x 20'5" and 7'10" x 6'7" (3.34 x 6.23 and 2.39 x 2.03)**

An 'L-shaped' room. 2 double-glazed windows to the side elevation. Lovely feature fireplace with tiled hearth, mantel surround and open fire. Turning staircase rising to bedroom one. Opening leading into the kitchen/dining/family room.

### KITCHEN/DINING/FAMILY ROOM

**26'8" x 20'3" narrowing to 10'2" (8.15 x 6.19 narrowing to 3.10)**

A lovely open generous space incorporating a contemporary-style modern fitted kitchen with a range of work surfaces. 2 separate sinks. Free-standing Range gas cooker. Integrated under-counter fridge. Integrated dishwasher. The kitchen area opens out onto the dining space and living area. Range of double-glazed windows and double doors providing a lovely outlook and access onto the rear garden. Leading from this room is the ground floor bathroom and the utility.

### GROUND FLOOR BATHROOM

**7'10" x 7'3" (2.41 x 2.22)**

White modern suite comprising a 'P-shaped' bath with a curved shower screen, shower unit, spray attachment and tiled area surround, sink unit with a mixer tap and a low level toilet. Vertical towel rail/radiator. Obscured double-glazed windows to the side elevation.

### UTILITY

**9'1" x 9'7" at widest points (2.79 x 2.94 at widest points)**

Further range of storage units and a work-top with an inset sink unit. Space for a fridge-freezer. Space for a washing machine. Wall-mounted gas boiler. Tiled floor. Double-glazed window to the side elevation. Obscured glazed uPVC double-glazed window to the rear elevation. Doorway leading to the separate wc.

## SEPARATE WC

5'10" x 2'11" (1.80 x 0.89)

Fitted with a sink unit and a low level toilet. Continuation of the tiled flooring. Obscured double-glazed window to the side elevation.

## FIRST FLOOR LANDING AREA

Cupboard providing access to the eaves. Doorway opening to bedroom one.

## BEDROOM ONE

16'2" x 12'11" taken at a height of 4'11" (4.94 x 3.96 taken at a height of 1.5)

Sloping ceilings to 3 elevations. 3 Velux-style windows to the front, side and rear elevations. Built-in eaves storage. Walk-in wardrobe. Doorway leading to the ensuite wet room.

## ENSUITE WET ROOM

7'3" x 4'9" (2.23 x 1.45)

Comprising a shower area with a tiled area surround and shower unit with a spray attachment, shower rail and curtain, pedestal basin and a low level toilet. Towel rail/radiator. Obscured double-glazed window to the side elevation.

## OUTSIDE

The property is located in a wonderful corner plot and

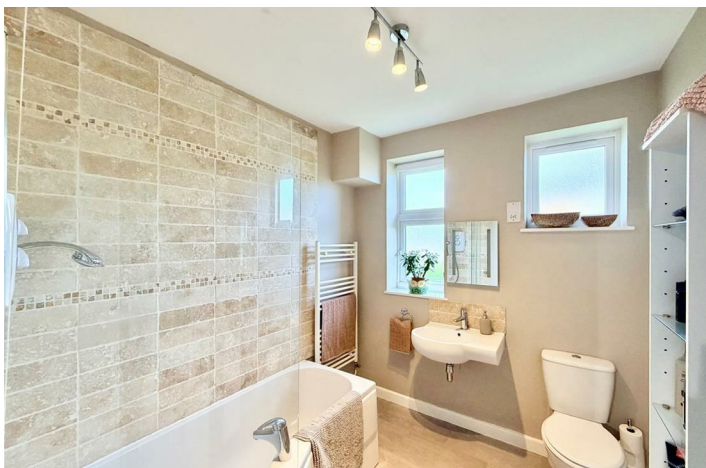
enclosed by mature hedging providing a lovely natural screen from the neighbouring properties. The front garden is home to a number of mature flowering shrubs and plants together with a central level lawned area. A dwarf door at the front of the property provides cellar access at a reduced height. There is access around both side elevations through gates. To the right hand side, from the front, there is a lawned side section of garden and some flowered planting enclosed by privet hedging. The rear garden opens up to a lovely level area with lawn sections, raised planted borders and a number of mature shrubs. There is a vegetable patch, aluminium greenhouse and a lovely secluded sitting area with a summerhouse. A gravelled section with double gates leads out onto the rear of South View, providing off-road parking for additional vehicles and/or a caravan. Located at the end of the garden is the garage.

## GARAGE

Up-&-over door to the front elevation.

## COUNCIL TAX

Plymouth City Council  
Council tax band D



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

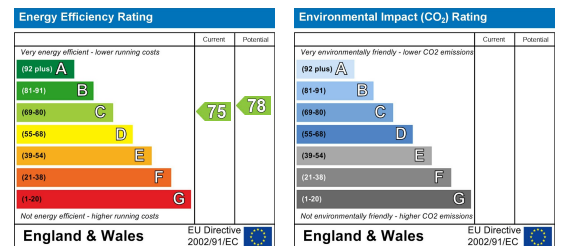


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## Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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