Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE

19 The Crescent

Brixton, Plymouth, PL8 2AP

Price Guide £425,000

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A superb opportunity to acquire this exceptional detached bungalow situated in a lovely position within The Crescent with a stunning south-facing rear garden offering a high degree of privacy backing onto countryside. The accommodation briefly comprises entrance and inner hallways, lounge, separate dining room plus an extended conservatory overlooking and accessing the garden. There is also a kitchen/breakfast room together with 3 bedrooms, bathroom plus an additional wc. Other features include a utility room, garage, front & rear gardens, double-glazing and central heating.

THE CRESCENT, BRIXTON, PL8 2AP

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 7'4 x 4'6 incl cupboard (2.24m x 1.37m incl cupboard)

Obscured window to the front elevation. Storage cupboard. Fitted flooring. Internal glazed door leading through into the inner hall.

INNER HALL 30'1 x 7'2 at widest point (9.17m x 2.18m at widest point)

Providing access to the accommodation. Built-in cupboard housing the gas boiler. Light tube. Fitted flooring. Loft access hatch.

LOUNGE 15'10 x 12'11 (4.83m x 3.94m)

Dual aspect with windows to the front and side elevations. Chimney breast with fireplace.

DINING ROOM 12'10 x 12'8 (3.91m x 3.86m)

Dual aspect with a window with fitted blind to the side elevation and glazed doors opening into the conservatory. Fitted flooring.

CONSERVATORY 13'1 x 8'11 (3.99m x 2.72m)

Windows with fitted blinds to 3 sides. Pitched roof with skylights. Tiled floor. Doorway leading to outside. Fabulous views over the garden towards the surrounding countryside.

KITCHEN/BREAKFAST ROOM 12'7 x 11'11 (3.84m x 3.63m)

Range of fitted cabinets with matching fascias complemented by polished granite work surfaces and splash-backs. Breakfast table and chairs with matching granite table top. Inset stainless-steel one-&-a-half bowl sink unit with a work-top mounted mixer tap. Built-in NEFF double oven and grill. Separate stainless-steel 4-burner gas hob with a granite splash-back. Space for free-standing fridge-freezer. Free-standing Miele dishwasher. Window to the side elevation. Partly-glazed door leading to outside via the side elevation.

BEDROOM ONE 12'11 x 12'8 (3.94m x 3.86m)

Dual aspect with windows with fitted blinds to the front and side elevations. Range of built-in wardrobes with mirrored doors, plus dressing table and drawer units.

BEDROOM TWO 11'10 x 9'1 (3.61m x 2.77m)

Window to the rear elevation overlooking the garden.

BEDROOM THREE 8'8 x 7'1 (2.64m x 2.16m)

Window to the rear elevation overlooking the garden.

BATHROOM 8'10 x 6'10 (2.69m x 2.08m)

Fitted with a 4-piece suite comprising a bath, separate shower, wc and basin constructed within a cabinet providing storage. Additional matching wall-mounted cupboard with mirror and lighting. Towel rail/radiator. Fitted flooring. Obscured window to the side elevation,

ADDITIONAL WC 8'11 x 2'8 (2.72m x 0.81m)

Fitted with a wall-hung wc with a push-button flush and wall-mounted basin with a tiled splash-back. Mirrored cabinet with lighting. Fitted flooring. Obscured window to the side elevation.

UTILITY ROOM 12' x 3'10 (3.66m x 1.17m)

Base and wall-mounted cupboards. Stainless-steel single bowl, twin drainer sink unit with a cupboard beneath. Space for tumble dryer and washing machine. Tiled floor. Obscured window to the front elevation. Obscured stable door to the rear elevation.

GARAGE 22'10 x 10'6 (6.96m x 3.20m)

A generous garage with a remote door to the front elevation. Power and lighting. Inspection pit. Wall-mounted shelving. Pitched roof providing some over-head storage. Window. Obscured door to the rear.

SHED 9'11 x 5'10 (3.02m x 1.78m)

A timber garden shed with windows. Racking-style shelving.

OUTSIDE

A tarmac driveway leading to the garage and providing off-road parking. The front garden has areas laid to chippings and shrubs. A pathway leading through a timber gate accesses the rear garden. The rear garden is a particular feature of this property and enjoys a southerly aspect, offers a high degree of privacy and backs onto open countryside. The garden is mainly laid to lawn with a variety of mature planting together with a patio area, composite decking area plus a covered outdoor seating area built adjacent to the rear of the bungalow. There is also a greenhouse.

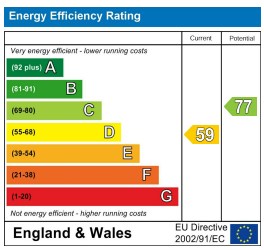
COUNCIL TAX

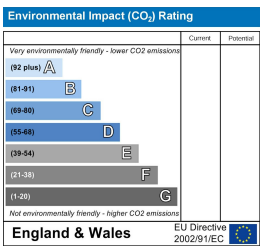
South Hams District Council
Council tax band E

Area Map

Floor Plans

Energy Efficiency Graph





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