



26 Cedar Park Bovisand Lane

Down Thomas, Plymouth, PL9 0AE

£154,000



Spend time in viewing this stunning detached chalet located on a fabulous corner plot. The chalet has been refurbished by the current owner & is presented to a high standard. There is a lovely living area to the front enjoying the magnificent panoramic sea & coastal view, modern fitted kitchen, double bedroom with wardrobe & modern shower room. The garden has been recently landscaped & there are 2 sitting areas, one to the front with a patio & the other to the rear. The property is available with the fixtures & fittings included, subject to suitable negotiation.



CEDAR PARK, DOWN THOMAS, PL9 0AE

ACCOMMODATION

Access to the chalet is via the path and steps leading up to the front sitting area. uPVC double-glazed door leading into the living area.

LIVING AREA 13'10" x 7'7" (4.23 x 2.33)

2 solar-glazed windows to the front elevation enjoying the stunning panoramic views across Plymouth Sound towards Rame Head, Kingsand, Cawsand, Fort Picklecombe with Fort Bovisand in the foreground. Laminate floor. Range of shelving. Doorway leading into the kitchen.

KITCHEN 7'5" x 7'10" (2.28 x 2.40)

Range of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset single drainer sink unit with mixer tap. Double-glazed window to the side elevation with views. Doorway leading to the bedroom. Doorway leading to the bathroom.

Please note that the white goods in situ may well be included within the sale price. This includes a free-standing electric cooker and fridge-freezer.

BEDROOM 11'6" x 5'8" (3.51 x 1.75)

Built-in fitted wardrobe and storage unit. Double-glazed window to the side elevation with views.

SHOWER ROOM 7'10" x 3'8" (2.40 x 1.14)

Comprising a walk-in shower with shower unit and spray attachment, built-in toilet with low level cistern and sink unit with vanity cupboard beneath. Vertical towel rail/radiator. Built-in extractor fan. Obscured double-glazed window to the rear elevation.

OUTSIDE

The front area is open providing a lovely view and has been laid to plants and shrubs with gravel intermingling. Path and steps lead to the front entrance and a paved pathway leads around the far side. There is a paved sitting area to the front enclosed by mature hedging and bushes. There is a gravel section with 2 storage units leading to steps leading to a recently landscaped raised sitting area with a planted border and hedging. This provides a second private sitting area. There is wonderful space and opportunity for extension to the chalet subject to the necessary permissions. Also, ideal storage for paddle boards, kayaks etc. Opposite the chalet there are steps providing direct access to the beach. Adjacent to this, is the road providing suitable space for loading and unloading in front of the chalet.

COUNCIL TAX

South Hams District Council
Council tax band A

SERVICE CHARGE

The service charge is £300 per annum.

AGENT'S NOTE

The chalet has undergone a number of recent improvements including a new roof which was completed in 2021, solar-glazed windows in the lounge and a recently landscaped rear garden.

Area Map



Floor Plans

GROUND FLOOR



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