



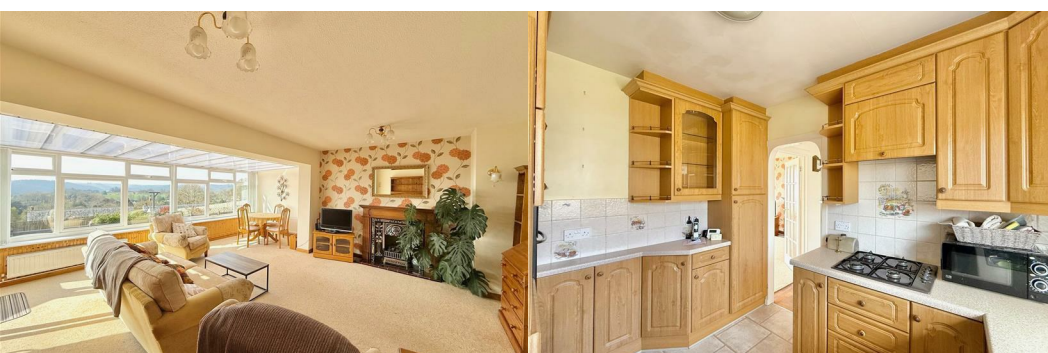
## 13 Cherry Tree Drive

Brixton, Plymouth, PL8 2DD

£355,000



A most impressive extended link detached bungalow being sold with no onward chain. The accommodation briefly comprises a fitted kitchen, wonderful lounge/dining room with fabulous views, 2 bedrooms & shower room. There are low maintenance gardens to the front & rear. Drive & garage. Panoramic outlook across the South Hams countryside towards the River Yealm & Newton Ferrers & Noss Mayo. Some modernisation required.



CHERRY TREE DRIVE, BRIXTON, PL8 2DD

ACCOMMODATION

Access to the property is gained via the uPVC double-glazed entrance door with full-length double-glazed side panels leading into an entrance porch.

ENTRANCE PORCH

Tiled floor. Obscured double-glazed inner door leading into the entrance hall.

ENTRANCE HALL

Providing access to the accommodation. Solid wood parquet floor. 2 built-in cupboards, one of which has shelving and a radiator. Loft hatch.

KITCHEN 9'11" x 8'7" (3.03 x 2.63)

Series of matching eye-level and base units with rolled-edge work surfaces and tiled splash-backs. Inset stainless-steel one-&-a-half bowl sink unit with mixer tap. 4-ring gas hob with extractor hood above. Built-in double oven and grill. Under-counter fridge.

LOUNGE/DINING ROOM 19'7" x 17'8" overall width & length (5.99 x 5.40 overall width & length)

Within the lounge area there is a 'Living Flame' gas fire set on a polished tiled hearth with moulded mantel surround. Within the dining area there is a pitched polycarbonate roof and double-glazed windows and door to the side and rear elevations. There is a most wonderful panoramic view across the South Hams countryside with the Brixton church in the foreground with countryside and fields beyond and the River Yealm, Newton Ferrers and Noss Mayo in the distance.

BEDROOM ONE 13'10" x 11'0" to wardrobe rear (4.23 x 3.36 to wardrobe rear )

Range of fitted bedroom furniture including full-length wardrobes, dressing table, bedside drawers and over-head storage cupboards. Opening leading into a sitting area.

BEDROOM ONE SITTING AREA 9'3" x 7'4" (2.84 x 2.26)

Pitch polycarbonate roof. Double-glazed windows to 2 elevations providing a wonderful outlook over the garden towards the church and the South Hams Countryside with the River Yealm and Newton Ferrers and Noss Mayo in the distance.

BEDROOM TWO 10'7" x 8'5" (3.24 x 2.59)

Double-glazed window to the front elevation.

SHOWER ROOM 6'3" x 5'4" (1.93 x 1.64)

Comprising a Quadrant-style corner shower, pedestal basin and low level wc. Vertical towel rail/radiator. Obscured double-glazed window to the front elevation.

GARAGE

Wooden double doors opening into the garage. Power and lighting. Doorway to the rear leading out to the rear deck.

OUTSIDE

To the front of the property there is a low maintenance planted garden area with adjacent brick-paved drive leading to the attached garage. The rear garden is enclosed by timber fencing and has a great-sized timber decked area adjacent to the rear of the property. From the deck, steps lead down onto the lower level of garden, where there are a number of mature shrubs and ground-covering plants within the gravelled areas. Located in one corner is the aluminium-framed greenhouse.

COUNCIL TAX

South Hams District Council  
Council tax band C

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

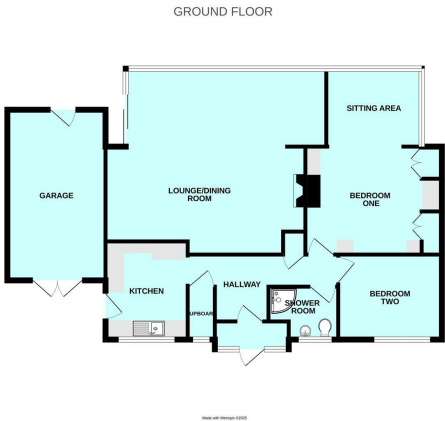
AGENT'S NOTE

The current vendor is in the process of buying the solar panels from the leaseholder.

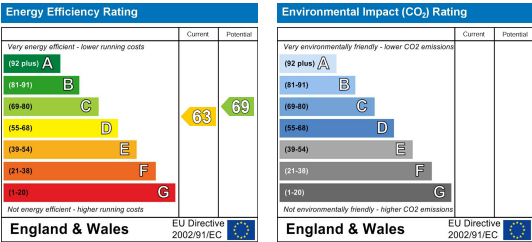
Area Map



Floor Plans



Energy Efficiency Graph



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