



## 4 Furzehatt Villas

Plymstock, Plymouth, PL9 9HB

Price Guide £380,000



A rare opportunity to acquire this detached bungalow situated in a quiet tucked-away position close to central Plymstock. The bungalow occupies a generous level plot with 2 driveways & garage. Lived in by the original owner since 1961 this is the first time the bungalow has come to the market. The accommodation briefly comprises an entrance hall & inner hall, living room, kitchen/breakfast room, 3 double bedrooms, conservatory & shower room. Externally there are timber outbuildings. Double-glazing & central heating. No onward chain.



## FURZEHATT VILLAS, PLYMSTOCK, PL9 9HB

### ACCOMMODATION

Front door with window to the side opening into the entrance hall.

### ENTRANCE HALL 13' x 4'2" (3.96m x 1.27m)

Providing access to the accommodation. Cupboards. Further cupboard housing the gas meter, electric meter and consumer unit. Window to the front elevation.

### LIVING ROOM 17'8" x 16'5" (5.38m x 5.00m)

An open-plan room with a large picture window to the front elevation. Fireplace with a timber surround, polished stone inset and hearth with a fitted gas fire. Serving hatch through into the kitchen/breakfast room.

### KITCHEN/BREAKFAST ROOM 11'10" x 7'10" (3.61m x 2.39m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Space for breakfast table and chairs. Space for free-standing cooker. Space and plumbing for dishwasher. Space for fridge. Window to the side elevation.

### INNER HALLWAY 12'7" x 5'10" (3.84m x 1.78m)

Providing spacious access to the bedrooms and shower room. Loft hatch. A doorway to the side elevation leads to outside.

### BEDROOM ONE 17'3" x 12'1" (5.26m x 3.68m)

Dual aspect with windows to the side and rear elevations. Recessed cupboard. Recessed airing cupboard.

### BEDROOM TWO 13'5" x 9'11" (4.09m x 3.02m)

Dual aspect with windows to the rear and side elevations. Built-in wardrobes, drawer units and dressing table.

### BEDROOM THREE 13'5" x 8'7" (4.09m x 2.62m)

Window to the side elevation. Built-in cupboards. Glazed double doors opening into the conservatory.

### CONSERVATORY 10'3" x 9'3" (3.12m x 2.82m)

Constructed in uPVC double-glazing beneath a pitched roof. Doors leading to outside with lovely views over the garden.

### SHOWER ROOM 7'9" x 5'4" (2.36m x 1.63m)

Corner-style shower with curved glass screen and a built-in shower system, wc and wash hand basin with a cupboard beneath. Wall-mounted mirror. Chrome towel rail/radiator. Fan heater. Shaver point. Partly-tiled walls. Inset ceiling spotlights. 2 obscured windows to the side elevation.

### GARAGE 17' x 8' (5.18m x 2.44m)

Remote door to the front elevation. Power. Lighting.

### WORKSHOP/SUMMER HOUSE 19'3" x 9'5" (5.87m x 2.87m)

A detached cedar building with a pitched roof. Power.

### UTILITY SHED 9'6" x 6'1" (2.90m x 1.85m)

A detached cedar built shed with a pitched roof. Plumbing for a washing machine. Space for tumble dryer.

### GARDEN TOOL SHED 5'10" x 5'9" (1.78m x 1.75m)

Detached timber tool shed.

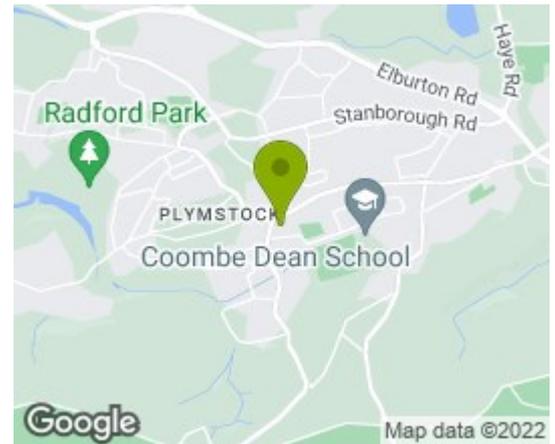
### OUTSIDE

To the front there are 2 driveways, one leading to the garage and the other providing additional parking. Between the drives the garden is laid to lawn with bordering shrub and flower beds. The rear garden is laid to lawn with patio areas, shrub beds and a greenhouse.

### AGENT'S NOTE

Council tax band D

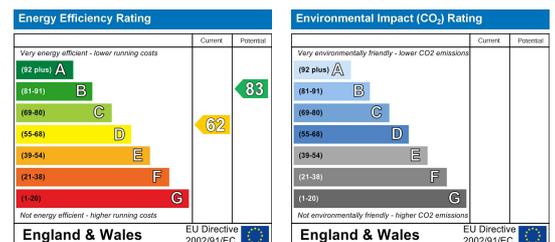
## Area Map



## Floor Plans



## Energy Efficiency Graph



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