



28 Combley Drive

Thornbury, Plymouth, PL6 8JW

£350,000



The property comprises a detached bungalow built as part of a self-build group in the mid to late 1970s. The current owner has owned it since 2022 & has undertaken major upgrading & improvement works including the installation of a new boiler & radiators, a new bathroom with under-floor heating, redecoration & various other works. The well-proportioned accommodation with a hall, 2 good sized double bedrooms, a modern-fitted bathroom/wc, a fitted integrated kitchen & a large lounge/dining room with a window & french doors opening to the rear, enjoying far-reaching views. To the back of the property, a wide decked terrace, lean-to greenhouse & a garden shed. There is parking for 2 vehicles on the drive & the former garage now converted to provide a useful storage/utility room which houses the boiler & space for a washing machine. This could be easily reverted back to a garage if desired.



COMBLEY DRIVE, THORNBURY, PLYMOUTH PL6 8JW

LOCATION

Found in this popular established residential area of Thornbury with a good variety of local services & amenities to hand. There is convenient access to the city centre & close-by connection to major routes in other directions.

ACCOMMODATION 4'7 x 2'4 (1.40m x 0.71m)

Door into:

HALL 12'5 x 11'9 maximum (3.78m x 3.58m maximum)

'L-shaped'

LOUNGE/DINING ROOM 23'1 x 11'11 maximum (7.04m x 3.63m maximum)

Picture window & french doors to the southerly side with long views. Oak engineered floorboards. Focal feature polished fireplace with coal effect gas fire.

KITCHEN 9'9 x 9'2 (2.97m x 2.79m)

Window to the side. Quality fitted integrated kitchen with corner carousel storage. Composite sink unit. Upright fridge/freezer. NEF 4 ring gas hob. NEF electric oven.

BEDROOM ONE 11'6 x 9'3 (3.51m x 2.82m)

Window with shutters to the front. Wardrobe unit.

BEDROOM TWO 13'5 x 8'4 (4.09m x 2.54m)

Picture window with shutter to the front. Fitted storage including wardrobes, dressing table & cupboards above.

BATHROOM

Obscured glazed window to the side. Quality new fitted throughout with attractive tiled floors & matching walls. Under-floor heating. Suite including a wall-hung wash-hand basin, bath with mixer tap, close coupled wc, walk-in shower with extractor over. Shelved storage cupboard.

FORMER GARAGE/STORE ROOM 7'8 x 9'3 (2.44m x 2.82m)

Window to the front and rear. Side access door. Work surface with 1.5 bowl sink unit. Plumbing suitable for an automatic washing machine. Wall-mounted Valliant gas fired boiler servicing central heating & domestic hot water.

EXTERNALLY

The private drive provides off-street parking for 2 vehicles in line. Front garden. A corridor opens between the garage & bungalow & via a gate leading to the enclosed southerly facing back garden. Here, with a 24' wide large decked patio terrace. Below, a good sized, level lawned garden. Garden shed. Lean-to greenhouse.

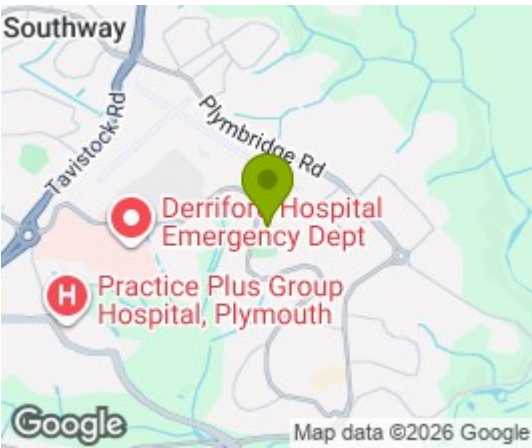
COUNCIL TAX

Plymouth City Council
Council Tax Band: D

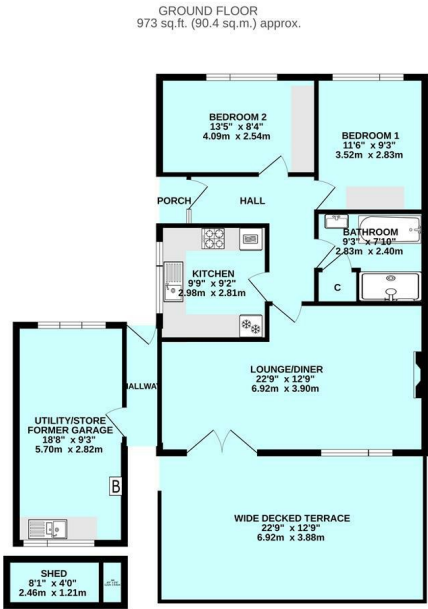
SERVICES

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

Area Map

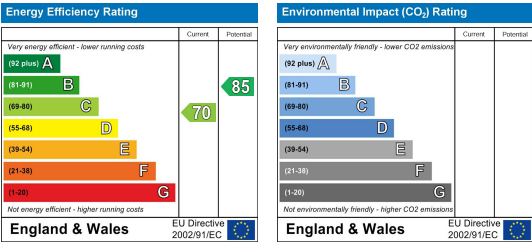


Floor Plans



TOTAL FLOOR AREA: 973 sq.ft. (90.4 sq.m.) approx.
Made with Hozonplan 1.0.0.0

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.