Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



28 Combley Drive

Thornbury, Plymouth, PL6 8JW

£350,000

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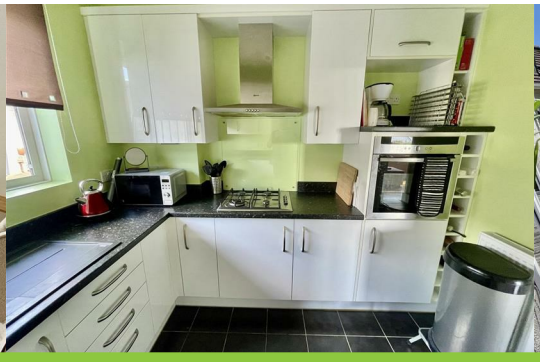
The property comprises a detached bungalow built as part of a self-build group in the mid to late 1970s. The current owner has owned it since 2022 & has undertaken major upgrading & improvement works including the installation of a new boiler & radiators, a new bathroom with under-floor heating, redecoration & 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 proved 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 & ameneties 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.

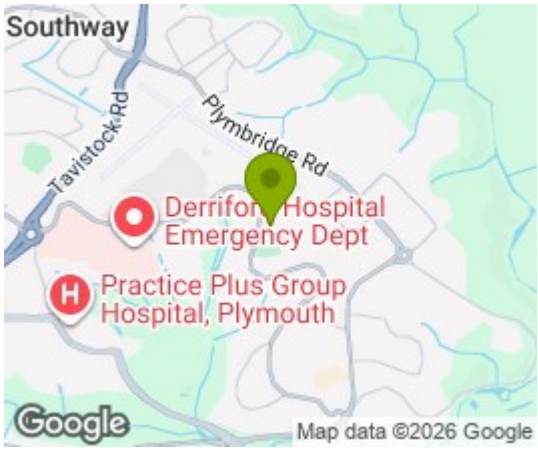
FORMER GARAGE/STORE ROOM ?'8 x 9'3 (?'2.44m x 2.82m)
Window to the front and rear. Side access door. Work surface with 1.5 bowl sink unit. Plumbing suitable for an automatic washing machine. Wall-mounted Valliant gas fired boiler servicing central heating & domestic hot water.

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.

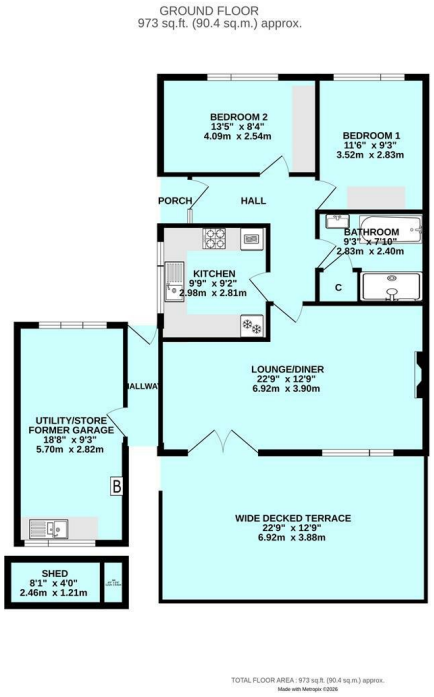
COUNCIL TAX
Plymouth City Council
Council Tax Band: D

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

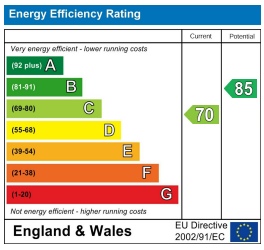
Area Map

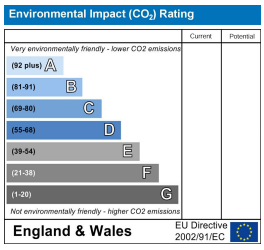


Floor Plans



Energy Efficiency Graph





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