



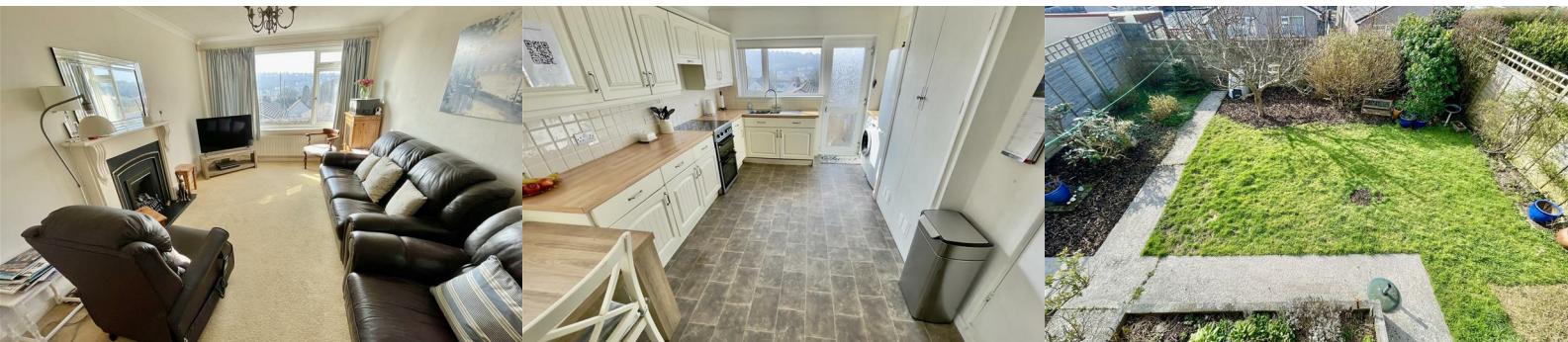
## 3 Bearsdown Close

Egguckland, Plymouth, PL6 5TX

**Guide Price £350,000**



Well proportioned detached bungalow located on the south side of Bearsdown Close with a southerly facing rear garden. The property built as part of a self-build group circa 1960s having the benefit of gas fired central heating & uPVC double-glazing. The accommodation including a 19ft large lounge with fireplace, spacious kitchen/breakfast room with cupboard housing the Worcester boiler which services the central heating & domestic hot water, 3 bedrooms, modern fitted shower room/wc & an adjoining separate modern wc. A long private drive providing off-road parking & gives access to the 18ft long garage, 3 cellar rooms & a southerly facing rear garden. Side access to the garden, a sun patio level with the lounge & kitchen & steps down to the southerly facing enclosed rear garden. From here into 3 spacious cellar rooms all with 6ft plus good head height & access to further underfloor areas to the front with reducing head height.



## BEARSDOWN ROAD, EGGBUCKLAND, PLYMOUTH, PL6 5TX

### LOCATION

Found in this popular, established, residential area of Eggbuckland with a number of local services & amenities close by. The position is convenient for access into the city & near by connection to major routes in other directions.

### ACCOMMODATION

The front entrance is off the drive with a porch giving access to the wide hall which leads to all rooms. A generous-sized lounge with picture window to the rear overlooking the southerly facing garden, a window to the side & fireplace with gas fired. Spacious fitted kitchen/dining room with window & door to the rear & further window to the side with views from the rear. A cupboard housing the Worcester gas fired boiler which services the central heating & domestic hot water. 3 bedrooms, a well appointed modern fitted shower room/wc & a separate wc.

A long private drive provides off-street parking. & gives access to the 18ft long garage which has an inspection pit accessed from the rear garden. Mature front garden & across the rear a sun terrace for the kitchen & lounge. From here steps lead down to the southerly facing enclosed rear garden. Doors open into the inspection pit & the extensive cellars. 3 main large cellar rooms all having 6ft head height & further hatches to other underfloor areas towards the front of the property having reduced head height.

### PORCH

### HALL

**LOUNGE 59'0" x 29'6" x 36'1" (18'9 x 11)**

**KITCHEN/DINING ROOM 16'8 x 10'9 (5.08m x 3.28m)**

**BEDROOM ONE 13 x 10'5 (3.96m x 3.18m)**

**BEDROOM TWO 10'5 x 9'5 (3.18m x 2.87m)**

**BEDROOM THREE 9'6 x 9'3 (2.90m x 2.82m)**

**SHOWER ROOM/WC 7'7 x 7'4 (2.31m x 2.24m)**

**WC 7'6 x 3 (2.29m x 0.91m)**

**GARAGE 18'2 x 8'9 (5.54m x 2.67m)**

**CELLAR ONE 26'8 x 6'5 max (8.13m x 1.96m max)**

**CELLAR TWO 18'8 x 11'2 (5.69m x 3.40m)**

**CELLAR THREE 16'8 x 10'9 (5.08m x 3.28m)**

### COUNCIL TAX

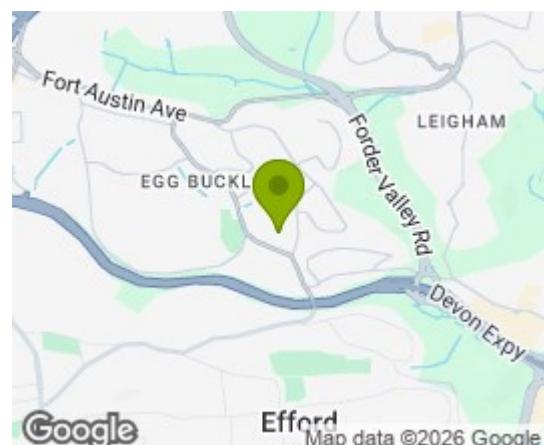
Plymouth City Council

Council Tax Band: D

### SERVICES

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

### Area Map

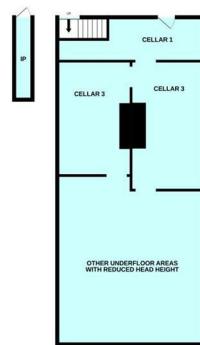


### Floor Plans

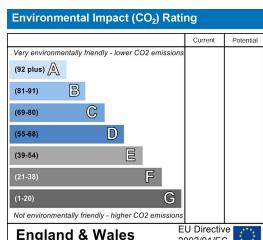
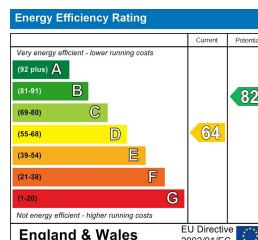
GROUND FLOOR



BASEMENT



### Energy Efficiency Graph



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