



23c Eastfield Crescent

Higher Compton, Plymouth, PL3 5JX

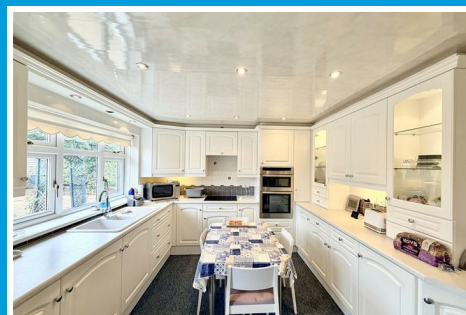
£600,000



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EASTFIELD CRESCENT, HIGHER COMPTON, PLYMOUTH, PL3

GUIDE PRICE £600,000-£650,000

ACCOMMODATION

Most spacious architect designed bungalow built circa.1983 standing on a generous size near level plot.

The current owners have extensively upgraded and refurbished the property and maintained it to a high standard over the years. Recent improvements include a new Viessmann gas boiler installed just over a year ago, together with new pump and controls. Comprising a most spacious home with a large 27' lounge/dining room, a quality modern fitted integrated kitchen/breakfast room with built in appliances, three good sized bedrooms, a well-appointed modern equipped shower room/wc and separate wc. A good sized integral garage and private parking on the drive, with potential to create more off street parking, perhaps to accommodate a motorhome or caravan.

With side access on both sides leading around to the generous size landscaped level back garden. An attractive deep and wide back garden with useful utility built block garden shed, lean-to greenhouse and a range of features. Enjoying a southerly aspect and day long sunshine.

LOCATION

Tucked away at the end of the cul-de-sac of Eastfield Crescent and set here in a private road servicing 6 properties. Occupying a prime position, the second bungalow on the southerly side of this private road. At the end of the private road is Hollycroft Wood, a woodland with public access and managed by the Woodland Trust. A generally quiet area with a good variety of local services nearby within walking distance in Higher Compton and the position convenient for access

into the city and close by connection to major routes in other directions.

ENTRANCE PORCH

10'0" x 2'8" (3.05m x 0.81m)

Door into:

HALL

10'4" x 6'1" (3.15m x 1.85m)

Airing cupboard housing factory insulated hot water tank with immersion heater, new pump and controls.

WC

6'2" x 3' (1.88m x 0.91m)

White modern suite with wc having concealed cistern and wall-hung wash hand basin, tiled walls.

CENTRAL HALL

24'6" long by 8'0" wide (7.47m long by 2.44m wide)

Long hall giving access to all main rooms.

LOUNGE/DINING ROOM

27'7" x 18'0" max (8.43m x 5.49m max)

Triple aspect with raised bay window to the front, windows to the side, window and sliding patio doors overlooking and opening to the rear garden. Focal feature fireplace with timber over mantel. Range of fitted display furniture along 2 sides.

KITCHEN/BREAKFAST ROOM

15'2" x 10'10" (4.62m x 3.30m)

A fitted kitchen with a good range of cupboard and drawer storage set in wall and base units. Roll edge work surfaces, tiled splashbacks, inset contemporary enamel one and a half bowl sink unit. Integrated appliances from 'Neff' include dishwasher, four ring induction hob with extractor over, dual oven/grill, washing machine and tall fridge.

BEDROOM ONE

14'2" x 12'3" (4.32m x 3.73m)

Window to the front. Built-in furniture with two large wardrobes, two bedside units with overhead cupboards.

BEDROOM TWO

14'0" x 12'5" (4.27m x 3.78m)

Picture window overlooking the back garden.

BEDROOM THREE

12'2" x 9'11" (3.71m x 3.02m)

Picture window to the front. Used as a display room with a range of built-in storage.

SHOWER ROOM

8'9" x 8'4" (2.67m x 2.54m)

Spacious light and airy with window to the rear. Quality white suite with unit incorporating close coupled wc and wash hand basin. Recently fitted double size tiled shower with Mira thermostatic shower mixer. Useful storage cupboard.

INTEGRAL GARAGE

17'2" x 8'9" (5.23m x 2.67m)

Replaced up and over door to the front and pedestrian door and window to the side. Wall mounted 'Viessmann' gas boiler (just over a year old) servicing the central heating and domestic hot water.

EXTERNAL

16ft wide entrance between brick pillars into herringbone pattern brick paved driveway measuring 23 ft wide by 25 ft deep. Access to garage and potential to create more parking at the front if desired. Pathway to both sides providing access to rear.

The rear of the property large southerly facing garden, mainly level throughout with wide patio area, decorative stone chippings, flower borders, fence, wall and hedge boundaries.

Garden store measuring 9'5 x 7'3 substantial block work, and power and lighting into greenhouse.

COUNCIL TAX

Plymouth City Council

Council Tax Band: D

SERVICES

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



Road Map



Hybrid Map

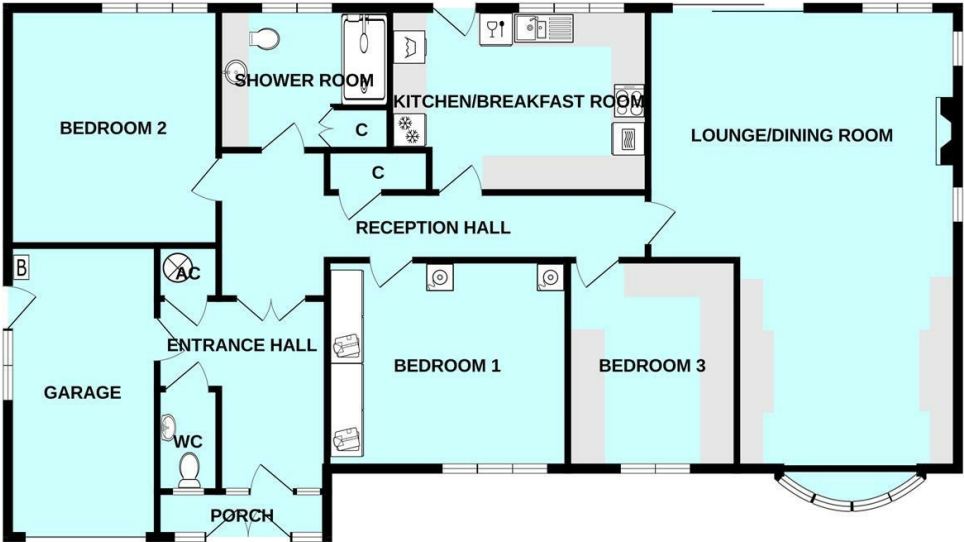


Terrain Map



Floor Plan

GROUND FLOOR

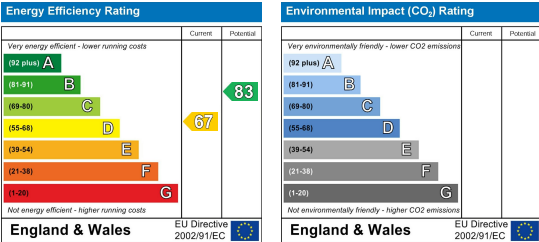


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Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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