Julian Marks
ESTATE AGENTS

PEOPLE, PASSION AND SERVICE

12 Brynmoor Park

Higher Compton, Plymouth, PL3 5JZ

£280,000

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Detached bungalow built circa 1934 with characterful/period features having the benefit of double-glazing & gas central heating. The property has a new roof covering & a new boiler. 2 double bedrooms, a large bathroom, lounge with bay window, 20' long fitted kitchen & dining room. Spacious cellar/workshop. Double garage with parking in front. Front & rear gardens. Vacant. No onward chain.

BRYNMOOR PARK, HIGHER COMPTON, PLYMOUTH, PL3 5JZ

SUMMARY

The property comprises a substantial detached bungalow with well proportioned accommodation. A detached bungalow which was built circa 1934 & which has been in the same family ownership since 2010. Having the benefit of a new roof covering fitted & various other upgrades, including a new Worcester central heating boiler. A good sized front-set lounge with a bay window & fireplace, a 2nd bedroom with a bay window to the front, the main bedroom to the rear with French door to the back garden & built-in storage. There is a large bathroom with white suite and at the rear, a 20 foot long kitchen & dining room with 3 windows to the rear. A rear porch with a cupboard housing the boiler. Accessed from the back garden is an 18 foot wide cellar with good head height & access to other under-floor areas. Front & rear gardens. Large detached double garage with parking in front.

LOCATION

Found in this popular & established residential area of Higher Compton with a good variety of local services & amenities to hand. There is convenient access into the city & close by connections to major routes in other directions.

ACCOMMODATION

ENTRANCE LOBBY 4'7 x 4'7 max (1.40m x 1.40m max)

'T-shaped'.

HALL 18'9 x 3'3 (5.72m x 0.99m)

LOUNGE 12'1 x 10'11 (3.68m x 3.33m)

Wide bay window to the front elevation. Focal feature fireplace.

BEDROOM ONE 10'11 x 10' (3.33m x 3.05m)

Window & French door to rear garden. Built-in storage cupboard.

BEDROOM TWO 10'11 x 11'4 (3.33m x 3.45m)

Lovely double bedroom with curved uPVC double-glazed window to front.

KITCHEN/DINING ROOM 20'1 x 6'3 (6.12m x 1.91m)

3 windows to the rear elevation. Range of cupboard & drawer storage. 1.5 bowl composite sink unit with chrome mixer tap. 4 ring gas hob with dual electric oven/grill under & extractor over. Door opening to the rear-set:-

REAR ENTRANCE LOBBY 2'10 x 2'9 (0.86m x 0.84m)

Door into back garden. Door into:-

CUPBOARD

Housing the boiler servicing the central heating & domestic hot water.

BATHROOM 10'11 x 10' (3.33m x 3.05m)

Window to the side. Quality white suite with P-shaped tiled shower with thermostatic control & side-set taps. Wash-hand basin. Close coupled wc. Oval bath.

EXTERNALLY

A pedestrian gate opens up into a level path leading up to the front door. The property is set back from the street & pavement by low maintenance front garden. To the rear, a back garden laid out for lower maintenance with raised laid planters, ornamental bushes & shrubs. A small decked seating terrace & outside water tap. An access hatch/doorway leading into the cellar. At the back of the garden is a door leading to the double garage.

CELLAR 20' x 6'3 (6.10m x 1.91m)

Around 5'8 head height to the main part. Power, lighting & electric consumer unit with smart meter. Doorway into other under-floor areas to the front with reduced head height. Good dry storage areas.

DOUBLE GARAGE 18'2 x 16'8 (5.54m x 5.08m)

Up & over door to the front. Pedestrian door to the side. Power & lighting. Separate consumer unit & armoured supply cable. 5 fluorescent tube strip lights. Private parking on the hardstand in front of the garage door.

COUNCIL TAX

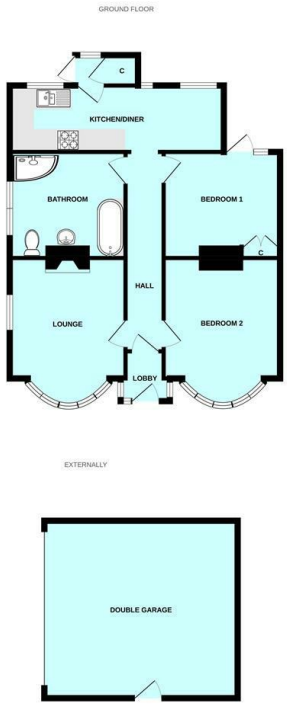
Plymouth City Council
Council Tax Band: C

SERVICES

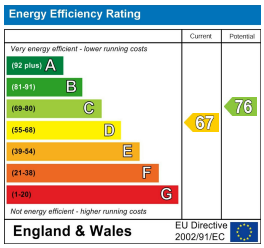
The property is connected to all the mains services: gas, electricity, water and drainage.

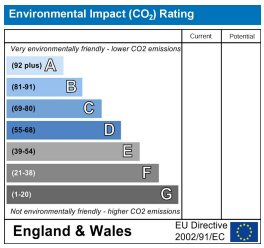
Area Map

Floor Plans



Energy Efficiency Graph





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