



11 Langmead Close

Eggbuckland, Plymouth, PL6 5TB

Guide Price £395,000



Situated in a cul-de-sac position is this detached bungalow in Eggbuckland with front & enclosed rear garden with a brick paved driveway allowing off road parking for up to 3 vehicles. The accommodation comprises porch, entrance hall, spacious lounge, kitchen, dining area, conservatory, 2 double bedrooms, study/bedroom 3, family bathroom and an en-suite. Property is being sold with no onward chain.



11 LANGMEAD CLOSE, EGGBUCKLAND, PLYMOUTH, PL6 5TB

ACCOMMODATION

Entrance via a sliding uPVC double-glazed door which opens into;

ENTRANCE PORCH 5'11" x 3'11" (1.81 x 1.21)

Brick paved floor, uPVC double-glazed door, which opens into the entrance hall;

ENTRANCE HALL 10'4" x 5'2" (3.16 x 1.59)

Laminate wood flooring with doors leading off through to the lounge, bedroom 1, bathroom, kitchen & storage cupboard which houses the "Worcester" boiler.

LOUNGE 20'0" x 12'11" (6.1 x 3.94)

Feature fireplace with stone heart, mantle & surround, with an inset living flame gas fire. uPVC double-glazed window to the front with distant views of Eggbuckland. Television point.

KITCHEN 10'2" x 10'10" (3.12 x 3.31)

Matching base with wall-mounted units to include a moveable island with integrated fridge freezer, additional freezer, dishwasher & twin "Neff" oven. Roll edge laminate work surface has inset 1.5 bowl stainless steel sink unit with a glazed splash back & "Neff" induction hob with filter hood over. Ceiling spotlights & laminate wood flooring. uPVC double-glazed windows to the side. A square arch opens up into the dining room;

DINING ROOM 11'8" x 9'9" (3.58 x 2.99)

Ample space for a dining table with doors leading off into bedroom 2, study/bedroom 3. uPVC double-glazed french doors opening up into the conservatory;

CONSERVATORY 18'2" x 7'4" (5.56 x 2.25)

uPVC double-glazed windows to the side & rear. uPVC double-glazed doors which open up into the garden, one to the rear & twin doors to the side. Laminate wood flooring. uPVC double-glazed french doors open into the study/bedroom 3 & a further obscured uPVC double-glazed door opens up into the en-suite of bedroom 2;

STUDY/BEDROOM THREE 11'8" x 9'6" (3.57 x 2.9)

Array of fitted furniture which includes a chest of drawers, open shelving, 2 desk seating areas & access hatch to roof void. Ceiling spotlights.

BEDROOM ONE 14'4" x 9'3" (4.38 x 2.83)

uPVC double-glazed windows to the side. Array of furniture including fitted wardrobes, chest of drawers & additional free standing bedroom furniture which will be included in the sale.

BEDROOM TWO 10'11" x 9'3" (3.35 x 2.84)

Fitted wardrobe with mirror outside & on the door, also with hangman shelving. uPVC double-glazed window to the front. Door into the en-suite;

EN-SUITE 9'4" x 6'1" max (2.87 x 1.87 max)

Matching suite of shower cubical, close ? wc, pedestal wash hand basin, chrome heated towel rail & part-tiled walls. uPVC double-glazed window to the rear. Door opens into the utility cupboard where the washing machine is situated;

BATHROOM 10'2" x 6'9" (3.12 x 2.07)

Matching suite which includes a panel bath, closed cupboard wc, pedestal wash hand basin, separate corner shower cubical with fitted shower, open shelving, storage cupboards & additional medicine cabinet. Tiled floor, part-tiled walls with a large fitted mirror. Ceiling spotlights. Access hatch to roof void. Obscured uPVC double-glazed window to the side.

OUTSIDE

The property is approached via a brick-paved driveway, allowing off-road parking for 3 vehicles to the side of the property. The front garden is laid for ease of maintenance, mainly of stone chippings. Inset flower beds with shrubs & plants. An enclosed garden to the rear, mainly laid of lawn with shrub boarders, inside shrubs & plants. A paved seating area towards the rear boundary & a large wooden shed. To the side of the property is a walkway, 3 plastic sheds & a timber gate, which gives access out to the front of the property.

COUNCIL TAX

Plymouth City Council
Tax Band: D

Services Plymouth

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

Area Map

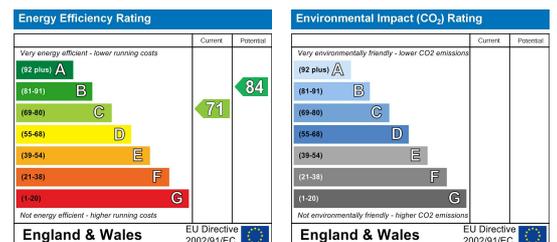


Floor Plans



Made with Mapbox CSD4

Energy Efficiency Graph



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