

**FOR SALE**

Price £235,000



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# 12 Sherford Crescent, Elburton, Plymouth, Devon, PL9 8DU

- **\*1960's BUILT SEMI-DETACHED BUNGALOW\*WELL PROPORTIONED LIGHT AND AIRY ACCOMMODATION\***
- **\*UPVC DOUBLE GLAZING\*GAS CENTRAL HEATING\***
- **\*SPACIOUS LOUNGE/DINING ROOM\***
- **\*FITTED KITCHEN\*TWO DOUBLE BEDROOMS\***
- **\*LEVEL PLOT\***
- **\*PARKING ON PRIVATE DRIVE\***
- **\*GARAGE\*GARDENS TO FRONT\***
- **\*GOOD SIZE SOUTHERLY FACING ENCLOSED TO REAR\***
- **\*NO ONWARD CHAIN\***

**THE PROPERTY** A semi-detached bungalow which is believed to have been built by DW Fletcher circa 1960 of traditional design and construction with predominately pebble dashed rendered elevations under an interlocking concrete tiled clad pitched roof. The property has the benefit of uPVC double glazing and gas fired central heating. The shower room has been upgraded and it offers well proportioned light and airy accommodation.

**LOCATION** Situated on the south side of this street in this popular established residential area of Elburton, lying within walking distance of the range of facilities and amenities found in nearby Elburton village. The position convenient for access into the city and closeby connections to major routes and other directions.

**ACCOMMODATION** The property affords the following accommodation. NB The measurements supplied are for guidance only and prospective buyers are advised to check these before committing themselves to any expense.

**PORCH** Pvc part double glazed door into:

**HALL** 12' 0" x 4' 6" (3.66m x 1.37m) Inpart 8'2" Walk-in coats cupboard with electric meter and consumer unit. Fitted cupboard. With access hatch to insulated loft with pull down ladder.

**LOUNGE/DINER** 17' 0" x 12' 4" (5.18m x 3.76m) Wide picture window and double glazed door overlooking and opening out to the rear garden. Coved ceiling. Light point. Tiled fireplace and hearth. Tv aerial cable. Serving hatch to the:

**KITCHEN** 10' 7" x 9' 5" (3.23m x 2.87m) Window overlooking the back garden and pvc part double glazed side entrance door. Fitted with a range of cupboard and drawer storage. Timber edge worksurfaces with tiled splashbacks. Stainless steel sink. Spaces for appliances with electric cooker point and spaces suitable for fridge and freezer. 'Baxi' gas boiler servicing the central heating and domestic hot water.

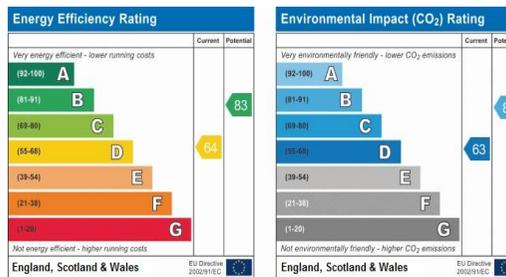
**BEDROOM ONE** 11' 8" x 10' 6" (3.56m x 3.2m) Wide gently curved bay window to the front.

**BEDROOM TWO** 9' 10" x 8' 2" (3m x 2.49m) Inpart 10'5" max Wide picture window to the front. Triple mirror fronted sliding doors to built-in wardrobes/cupboard storage on one side. Additional recessed cupboard opposite.

**SHOWER ROOM** 7' 7" x 5' 7" (2.31m x 1.7m) Two patterned obscured glazed window to the side. Quality white modern suite comprising close coupled wc, vanity wash hand basin with cupboard under, walk-in tiled shower with thermostatic shower control.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**EXTERNALLY** A 9ft wide entrance opens into a level wide drive laid to stone chippings providing off street parking for one or possibly two vehicles in line and giving access to the garage set to the side. Set back from the street and pavement by a level lawned front garden, bark mulch covered boarders. Pedestrian gate opens through to the good sized enclosed back garden. With decked patio and seating terrace next to the lounge, wide lawn, flowering shrub borders. Garage. Garden shed and vegetable patch. Clothes washing line.

**GARAGE** 15' 10" x 8' 1" (4.83m x 2.46m) approx internal measurements Metal up and over door to the front. Pvc double glazed window to the rear and pvc side entrance door. Power and lighting. Space and plumbing suitable for automatic washing machine.

**FITTINGS** The fitted carpets, curtains, blinds and light fittings as seen are included in the sale price.

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