



189 Elburton Road, Elburton, Plymouth, Devon, PL9 8HX £340,500

- *EXTENDED 1930'S BUILT DETACHED HOUSE WITH SELF CONTAINED ANNEXE***
- *DOUBLE GLAZING & GAS CENTRAL HEATING* HALL*SPACIOUS LOUNGE***
- *SEPARATE DINING ROOM*FITTED KITCHEN*UTILITY ROOM*BREAKFAST ROOM***
- *THREE BEDROOMS*BATHROOM/WC*GROUND FLOOR ANNEXE*HALL***
- *SPACIOUS LIVING ROOM (LOUNGE/DINING ROOM/KITCHEN)*TWO BEDROOMS***
- *SHOWER ROOM/WC*GOOD SIZE LEVEL RECTANGULAR PLOT***
- *PARKING ON PRIVATE DRIVE*GARDENS LANDSCAPED ENCLOSED TO THE REAR***



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THE PROPERTY A detached property, the original house believed to have been built in the 1930's, of traditional design and construction with predominately rendered elevations under a slate clad pitched roof, having a substantial single storey extension at the rear providing a self contained annexe. Set on a good size level plot, landscaped gardens and grounds, side access and to the rear a generous size enclosed back garden with summer house and store. Having uPVC double glazing and gas fired central heating and characterful accommodation.

LOCATION Fronting onto the north side of Elburton Road located in this popular established mainly residential area of Elburton, where the village closeby, provides for a good variety of local services and amenities including a popular primary school, various shops, post office, public houses, restaurants and with nearby churches. Plymouth city lies within easy commuting distance. The position convenient for access 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.

Pvc part double glazed door into:

GROUND FLOOR

HALL 19' 10" x 6' 0" (6.05m x 1.83m) Overall including staircase which rises and turns to the first floor. Useful understairs cupboard housing mains gas meter.

LOUNGE 19' 10" x 15' 0" (6.05m x 4.57m) max in part 12'0" Dual aspect with window to the side and front bay window. Feature fireplace with living flame coal effect gas fire.

DINING ROOM 12' 0" x 9' 9" (3.66m x 2.97m) Feature display fireplace recess with timber mantle over. Feature ceiling and wall beams, plate rack and serving hatch to kitchen.

KITCHEN 12' 0" x 9' 6" (3.66m x 2.9m) Modern fitted with a good range of cupboard and drawer storage set in wall and base units along two sides, roll edge worksurfaces with tiled splashbacks. Range 1000 cooker with eight variable rings, two ovens, grill and drawer. Illuminated extractor hood over. Space for fridge. Wall mounted British Gas fired boiler servicing the central heating and domestic hot water, adjacent wireless control system. Walk-in understairs cupboard with coat hooks, window, light, smart meter and electric consumer unit.

UTILITY ROOM 9' 1" x 5' 9" (2.77m x 1.75m) Door to the back garden. Matching units to the kitchen with worksurfaces, tiled splashbacks, one and a half bowl stainless steel sink with cupboard under. Three spaces and plumbing suitable for automatic dishwasher, washing machine and freezer. Doorway to:





BREAKFAST ROOM 8' 11" x 8' 5" (2.72m x 2.57m) Roof light. Connecting door to:

ANNEXE With a separate front entrance door and hallway. Shelved storage cupboard.

SITTING ROOM 18' 5" x 11' 5" (5.61m x 3.48m) Incorporating lounge/dining areas and fitted kitchen with modern cupboard and drawer storage set in wall and base units, roll edge worksurfaces, inset stainless sink, space for washing machine and fridge. Light and airy room with two windows to the side, door to the back garden and patio doors to the rear. Door to:

INNER HALL Doors off to:

BEDROOM ONE 9' 8" x 8' 6" (2.95m x 2.59m) Window overlooking the back garden.

SHOWER ROOM 6' 0" x 5' 2" (1.83m x 1.57m) Quality white modern suite with pedestal wash hand basin, close coupled wc and tiled shower with Mira Sport electrically heated shower.

BEDROOM TWO 12' 4" x 8' 8" (3.76m x 2.64m) max 'L-shaped' Window to the front.

FIRST FLOOR

LANDING Light and airy with windows to the side.

BEDROOM ONE 17' 4" x 12' 0" (5.28m x 3.66m)'L-shaped'

Plus 2'0" deep built-in wardrobe, with cupboard to one end. Dual aspect with windows to the side and rear. Picture rail.

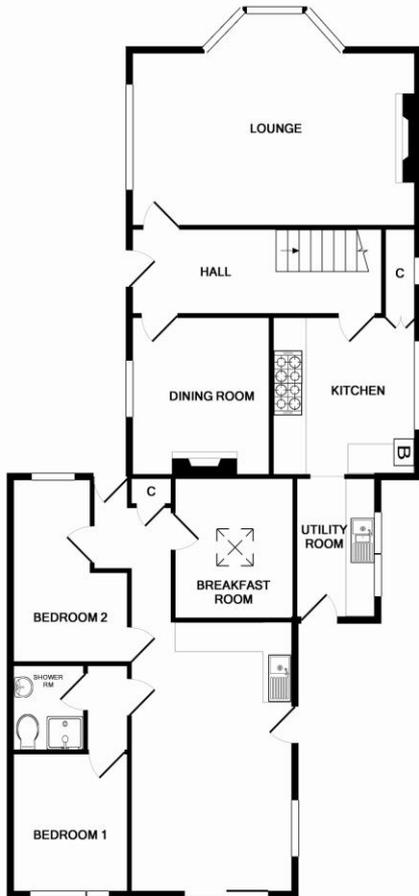
BEDROOM TWO 12' 1" x 9' 8" (3.68m x 2.95m) Window to the front. Picture rail.

BEDROOM THREE 12' 0" x 9' 8" (3.66m x 2.95m) max 'L-Shaped' Windows to the front and side. Picture rail.

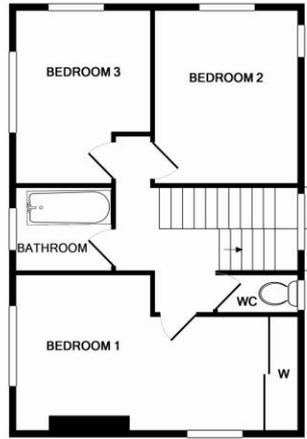
BATHROOM 6' 3" x 5' 8" (1.91m x 1.73m) Patterned obscured glazed window to the side. White modern suite with pedestal wash hand basin and panelled bath with mixer tap and shower attachment plus separate Mira Vie electrically heated shower over. Tiled walls.

WC 5' 11" x 3' 1" (1.8m x 0.94m) Obscured glazed window to the side. White modern wc.

EXTERNALLY Standing on a good size long rectangular shaped plot. The front entrance opens through a nature stone wall into a tarmac drive providing space for two and possibly three cars parked in line. Low maintenance front garden with natural stone paving and a side path via a gate to the rear. A good size enclosed low maintenance landscaped back garden, at the side with paved area, outside water tap and timber summer house. The rear with paved patio, areas covered with decorative stone chippings, borders containing a profusion of interesting ornamental bushes, shrubs and plants. At the end is a substantially built store 15'9" long by 12'9" max wide tapering in a triangular shape, concrete blockwork walls under a re-felted roof.

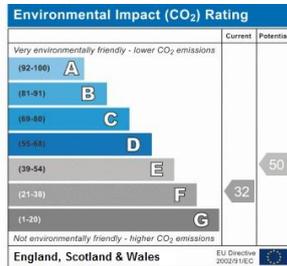
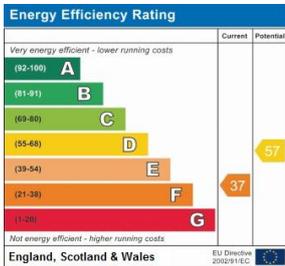


GROUND FLOOR



1ST FLOOR

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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