

FOR SALE

Guide Price £260,000 – £270,000



Alan Cummings
estate agents & valuers



'Mimosa', 1A Beckham Place, Lower Compton, Plymouth, Devon, PL3 5EZ

- **EXCEPTIONALLY WELL-PRESENTED DETACHED BUNGALOW BUILT 2014**
- **UPVC DOUBLE GLAZING**
- **GAS CENTRAL HEATING**
- **WELL PROPORTIONED ACCOMMODATION**
- **WIDE HALLWAY**
- **GOOD SIZE LOUNGE**
- **SPACIOUS FITTED KITCHEN/DINER**
- **2 DOUBLE BEDROOMS**
- **MASTER BEDROOM WITH EN-SUITE**
- **BATHROOM/WC**
- **2 PARKING SPACES ON PRIVATE DRIVE**
- **WELL-KEPT LOW MAINTENANCE LEVEL LANDSCAPED GARDENS**

THE PROPERTY A detached bungalow built six years ago to a quality specification and having uPVC double glazing and gas fired central heating. With well-proportioned accommodation including a wide central 'T' shaped hall, a good size lounge of dual aspect with French doors to the garden, a spacious quality fitted kitchen/dining room with integrated appliances and also with French doors which open to the back garden. Two good size double bedrooms, the master bedroom having the benefit of en-suite shower room and a well-proportioned and well-equipped separate bathroom.

The property stands on a good size plot with a private drive providing parking for two vehicles, with near level pathways circling the property and low maintenance landscaped gardens enjoying a good degree of privacy and seclusion.

LOCATION Set tucked away at the end of Beckham Place in the sought after residential area of Lower Compton. There are a variety of local services found nearby in Higher Compton, Mannamead and Hartley and the position is convenient for access into the city and close by connection to major routes in other directions.

Panelled front door with double glazed light into:

HALL 14' 9" x 11' 3" max. and 3'7" wide (4.5m x 3.43m and 1.09m wide) 'T' shaped. Access hatch to loft. Four downlighters. Smoke detector. Built-in storage cupboard housing the 'Vaillant Ecotec Pro 28' gas fired boiler servicing the central heating and

domestic hot water.

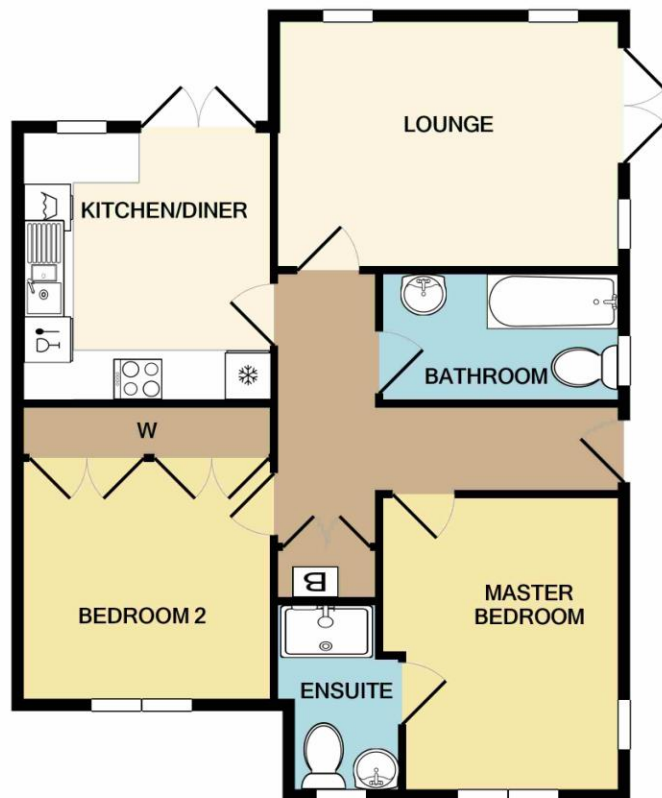
LOUNGE 13' 4" x 10' 1" (4.06m x 3.07m) Dual aspect with three windows to the side and rear and French doors overlook and open out to the garden. T.V. aerial and telephone points.

KITCHEN/DINER 11' 0" x 10' 3" (3.35m x 3.12m) Window and French doors overlook and open out to the rear garden. Modern fitted with gloss cream fronted units, an excellent range of cupboard and drawer storage set in wall and base units. Hardwood work surfaces with matching upstand, inset one and a half bowl stainless steel sink. Quality integrated appliances include 'Capple' four ring variable size gas hob with stainless steel splashback and illuminated extractor hood over. 'Capple' electric fan assisted oven under. 'Capple' integrated automatic washer/dryer and automatic dishwasher. 'Capple' upright fridge/freezer. Six downlighters. Extractor fan.

MASTER BEDROOM 12' 0" x 9' 6" (3.66m x 2.9m) Dual aspect with windows to the front and side. Ceiling light point. Door to:

EN-SUITE SHOWER ROOM 7' 9" x 4' 6" (2.36m x 1.37m) Obscure glazed window to the front. Quality white suite with 'Duravit' fittings including wall hung wash hand basin and chrome mixer tap, close coupled wc with concealed cistern, wide tiled shower with thermostatic control including hand held mixer and overhead douche spray. Three ceiling light points. Extractor fan. Decorative wall tiling.

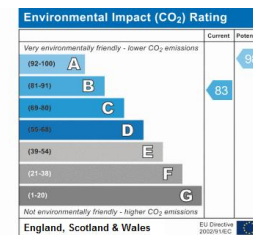
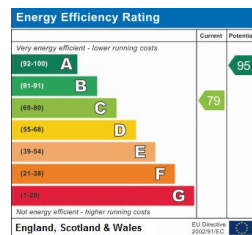
BEDROOM 2 9' 10" x 9' 7" (3m x 2.92m) floor area



TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

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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plus 2' deep built-in wardrobes running across one long wall. Window to the front. T.V. aerial point. **BATHROOM** 9' 9" x 5' 3" (2.97m x 1.6m) Obscure glazed window to the side. Quality white suite from 'Duravit' includes wall hung wash hand basin with chrome mixer tap, close coupled wc with concealed plumbing, panelled bath with shower screen. Attractive wall tiling. Chrome ladder radiator. Ceiling downlighters and extractor fan.

EXTERNALLY

Approached at the end of the cul-de-sac, here with a herringbone pattern brick paved drive providing off street parking for two vehicles. A front garden area with monkey puzzle tree and mature hedge. Mains gas and electric meters. Timber gate opening into a path leading up to the front door. To the side and rear level paved patio areas enclosed by timber overlap fencing and hedge to the rear and enjoying a good degree of privacy and seclusion. Raised borders containing a variety of ornamental bushes and shrubs. External lighting. Power point. Outside water tap.

TENURE: Freehold. **COUNCIL TAX BAND:** C

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