

FOR SALE

Guide Price £220,000 - £230,000



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estate agents & valuers

22 Valley View Road, Higher Compton, Plymouth, PL3 6QJ



- **Extremely well presented detached bungalow, built in the 1930's**
- **Quality uPVC double glazing, gas central heating with new boiler**
- **Delightful light and airy accommodation**
- **Spacious dining room, large contemporary lounge**
- **Good sized modern fitted kitchen**
- **Two bedrooms**
- **Well appointed recently refurbished bathroom/wc**
- **Loft room. Generous sized plot**
- **Superb landscaped gardens, private drive with potential for two parking spaces**
- **Level access from drive to bungalow to garden**

THE PROPERTY An immaculately presented light and airy detached bungalow, which is understood to have originally been built in the 1930's. Maintained to a high standard over the years, and which has benefited from recent refurbishment which has included upgrading of the bathroom with high quality new suite, a lounge rebuilt to a high standard, contemporary style with oak flooring and underfloor heating and a high degree of insulation, and enjoying stunning views looking over the garden. A quality fitted kitchen with integrated appliances and two bedrooms set at the front.

Externally with good parking facilities on the private drive, space for one or two vehicles. A range of outside storage facilities including garden shed, cellar/store and second store. With delightful beautifully kept landscaped gardens. Effectively you can drive onto the level drive, enter the bungalow on the level and go out to the immediate back garden and patio on the level.

LOCATION Set in this popular residential area of Higher Compton, which offers a variety of local services and amenities. With convenient access into the city and nearby connections to major routes in 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 front door with window over into:

HALL Access hatch with pull down ladder to loft room. Triton central heating control.

DINING ROOM 14' 9" x 9' 10" (4.5m x 3m) Spacious light and airy with wide arch to the lounge and panelled part glazed door into the kitchen.

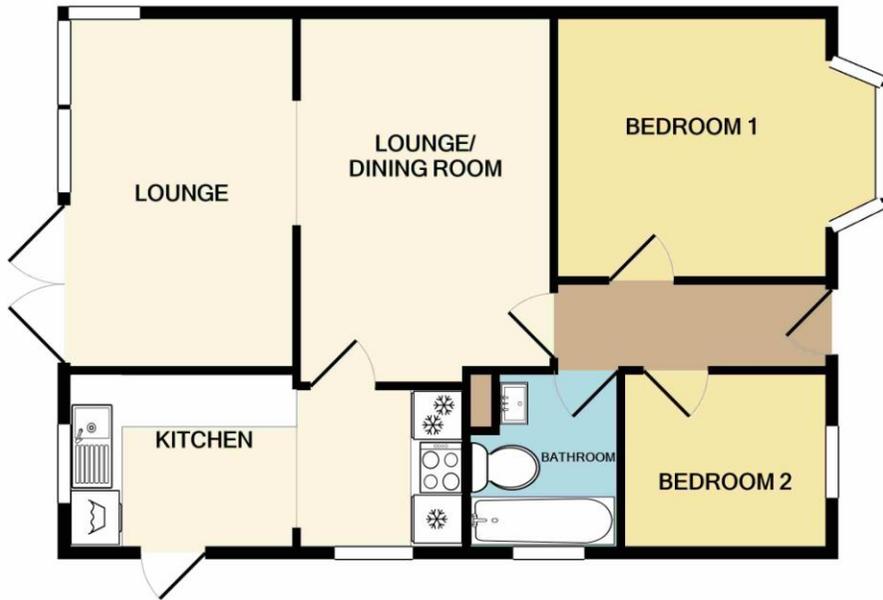
LOUNGE 13' 4" x 8' 9" (4.06m x 2.67m) Impressive outlook over the back garden through tall picture windows running along two sides with fitted blinds, french doors opening into the rear. Various ceiling downlighters and oak hardwood flooring with underfloor heating.

KITCHEN 12' 6" x 6' 10" (3.81m x 2.08m) overall Dual aspect with windows to the side and rear overlooking the back garden. Attractive modern fitted kitchen with a good range of cupboard and drawer storage, worksurfaces with metro bevel edged tiled splashbacks, contemporary enamel sink unit, with chrome mixer tap, quality integrated appliances include Hotpoint electric fan assisted oven and Hotpoint stainless steel four ring variable sized gas hob, with illuminated extractor hood over. Built-in separate fridge and freezer, Hisense automatic washing machine. Various ceiling downlighters. Soft close doors.

BEDROOM ONE 12' 9" x 10' 5" (3.89m x 3.18m) max. Wide bay window to the front elevation. Open outlook. Coved ceiling.

BEDROOM TWO 8' 0" x 6' 8" (2.44m x 2.03m) Window to the front. Open outlook. Coved ceiling.

BATHROOM High quality recently fitted white suite with panelled bath having mixer tap and shower over, glazed shower screen, close coupled wc, vanity wash hand basin with mixer tap, with mirror over and cupboard under. Decorative wall tiling



TOTAL APPROX. FLOOR AREA 612 SQ.FT. (56.9 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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with matching panel to the side of the bath. Chrome ladder radiator. Ceiling with four downlighters.

LOFT ROOM 13' 2" x 13' 0" (4.01m x 3.96m) approx. Accessed from the hall, part sloping ceiling, roof light to the rear, electric power points and lighting.

EXTERNALLY A wide entrance opens into a tarmac laid drive, providing off street parking for one or two carefully parked vehicles side by side. Paved pathways lead up to the property and continue on both sides. To the rear a delightful mature landscaped back garden, relatively large and laid out with wide paved patio area, level with the property. From here a series of steps and pathways lead through well established rockery borders, and further terraces, wide lawn, natural Devon bank, laurel hedging, variety of ornamental shrubs and bushes. Useful garden shed with power and lighting.

Access to a **CELLAR** beneath the house, which houses the recently replaced Worcester gas fired boiler servicing central heating and domestic hot water. A second access hatch opens to an excellent dry storage area located under the lounge.

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