

FOR SALE

Guide Price £250,000 – £260,000



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estate agents & valuers

7 Bowden Park Road, Crownhill, Plymouth, PL6 5NF



- **An exceptionally well presented semi-detached bungalow**
- **Spacious light and airy newly refurbished, built in the 1930's**
- **New electrics, new plumbing, new decorations and floor coverings**
- **Porch, hall, good sized lounge**
- **26ft new fitted kitchen/dining room**
- **Two bedrooms, new bathroom/wc**
- **Occupying a level plot with good parking facilities**
- **Vacant, no onward chain**
- **Prime residential area**
- **Close to Crownhill village**

THE PROPERTY A semi-detached bungalow which is understood to date back to the 1930's, which has over the last year and a half undergone major upgrading, improvement and refurbishment to bring it up to its present high standard. Now providing a comfortably appointed and effectively 'as new' home. The property having new electrical systems, new plumbing, newly fitted kitchen with integrated appliances, and a new bathroom suite and new tiling. The property having new roof coverings to the rear, complete redecoration and new floor coverings throughout. A newly insulated loft. The property providing good parking facilities on the level drive with space for one or two vehicles in line, low maintenance shared pathway leading along the side to the delightful enclosed private back garden, good sized level and landscaped. Enjoying a good degree of privacy and day long sunshine.

LOCATION Set towards the western end of Bowden Park Road, a highly popular residential street, found within the sought after popular area of Crownhill, and lying within walking distance of Crownhill village with all facilities that are provided there. With a good variety of other amenities found nearby, and the position is also convenient for access into the city and closeby 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 door with two windows to either side into:

ENTRANCE LOBBY 4' 5" x 3' 5" (1.35m x 1.04m)
Double glazed door into:

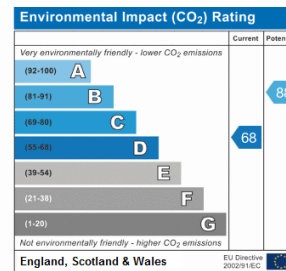
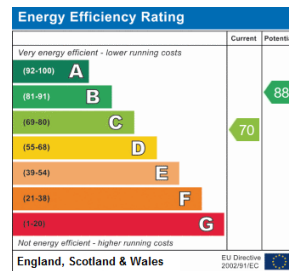
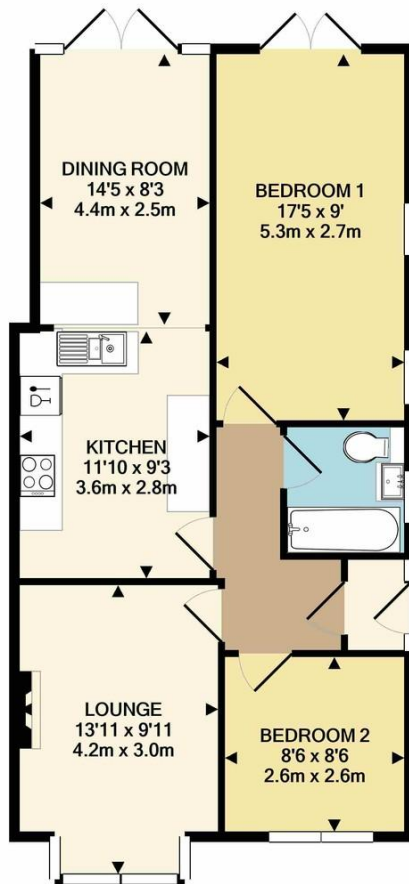
HALL Dado rail. Cupboard housing new mains electric meter, new fuse box/consumer unit. Access hatch to newly insulated loft.

LOUNGE 13' 11" x 9' 11" max (4.24m x 3.02m)
Wide uPVC double glazed box bay window to the front. Picture rail. Focal feature fireplace with electric fire.

KITCHEN/DINING ROOM 26' 3" x 9' 3" max (8m x 2.82m) Light and spacious with wide double glazed french style doors and windows to either side and above overlooking and opening out to the rear garden. Quality new fitted kitchen with oak hardwood worksurfaces, large metro tiled splashbacks, quality integrated appliances include Indesit electric fan assisted oven and four ring variable sized induction hob. Cooke and Lewis glass and stainless steel illuminated extractor hood over, integrated Bosch automatic dishwasher. Space and plumbing suitable for automatic washing machine, space suitable for upright fridge/freezer, contemporary one and half bowl enamel sink unit with chrome mixer tap. Breakfast bar and two stools. Picture rail. two ceiling light points.

MASTER BEDROOM 17' 5" x 9' 0" (5.31m x 2.74m) Spacious light and airy room with delightful outlook through French doors which overlook and open to the rear garden. Two further windows to the side and two sets of triple light points. Four double power points.

BEDROOM TWO 8' 6" x 8' 6" (2.59m x 2.59m)
uPVC double glazed window to the front. Picture rail. Three sets of double power points. T.v aerial point.



TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.5 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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BATHROOM A newly fitted bathroom with quality white suite comprising 'P' shaped panelled bath with shower screen, mixer tap and handheld shower attachment, plus wall mounted mixer with handheld shower and overhead douche spray. Vanity wash hand basin with cupboard under and close coupled wc with concealed system. Decorative wall tiling. Chrome ladder radiator.

EXTERNALLY A wide entrance with crossover opens into a long level herringbone pattern brick paved drive, which provides space for up to two vehicles off street. With adjoining level lawned with flower borders containing a number of specimen bushes and shrubs. Wide path with decorative stone chippings leading down the side of the property, past the front door, mains gas meter box, and outside water tap, bin storage area, and giving access via a pedestrian gate to the enclosed rear garden.

Here a delightful low maintenance near level landscaped back garden, laid out with a new paved patio next to the dining area, and master bedroom, wide further patio area covered with slate stone chippings, and beyond a level lawn with pathways around. raised border on one side containing rose bushes, and productive apple and pear trees. Wall and fence boundaries.

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