

**FOR SALE**

Price £210,000



**Alan Cummings**  
estate agents & valuers

**30 Distine Close, Higher Compton, Plymouth, PL3 6QZ**





- **Modern built semi-detached house**
- **Well proportioned light and airy accommodation**
- **Double glazing and central heating**
- **Central hall, spacious lounge/dining room, conservatory**
- **Kitchen, two bedrooms, shower room/wc**
- **Lawned front garden, landscaped rear garden**
- **Two private close by allocated parking spaces**
- **Vacant, no onward chain**
- **Popular residential area**
- **End of cul-de-sac**

**THE PROPERTY** A semi-detached bungalow which is thought to have been built circa 1980, and owned by the present owner for some 32 years being the second owner. That the property has been looked after over the years, upgraded in the past, and provides a comfortably appointed light and airy home. Laid out on one level with entrance porch, hall with airing cupboard, fitted kitchen, with appliances and housing a boiler which services the domestic hot water. A spacious lounge/dining room with french door to the rear and fireplace with as new electric remote control fire. A conservatory set to the rear with long panoramic views across the valley and towards Dartmoor in the distance. A good sized main double bedroom with fitted furniture and a second bedroom. A shower room, with modern fittings, which originally had a bath. A triangular lawned front garden and a small manageable landscaped rear garden. Located close by at the head of the cul-de-sac are two private side by side allocated private parking spaces for the sole use to this property.

**LOCATION** One of a pair of bungalows located at the head of the cul-de-sac of Distine Close, which comprises of a number of terrace houses, semi-detached houses and some flats. Set in this enviable location enjoying a relatively quiet position and from the property with long views looking across the valley. With a good variety of local services and amenities found close by in Higher Compton and with easy access into the city and nearby connection 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 into:

**PORCH** 4' 5" x 4' 1" (1.35m x 1.24m) Tiled floor. Pvc part double glazed door into:

**HALL** Central hall giving access to all rooms. Smoke detector. Access hatch and ladder access to insulated loft which is part boarded for storage, and houses the Vaillant gas fired boiler servicing the central heating. Airing cupboard.

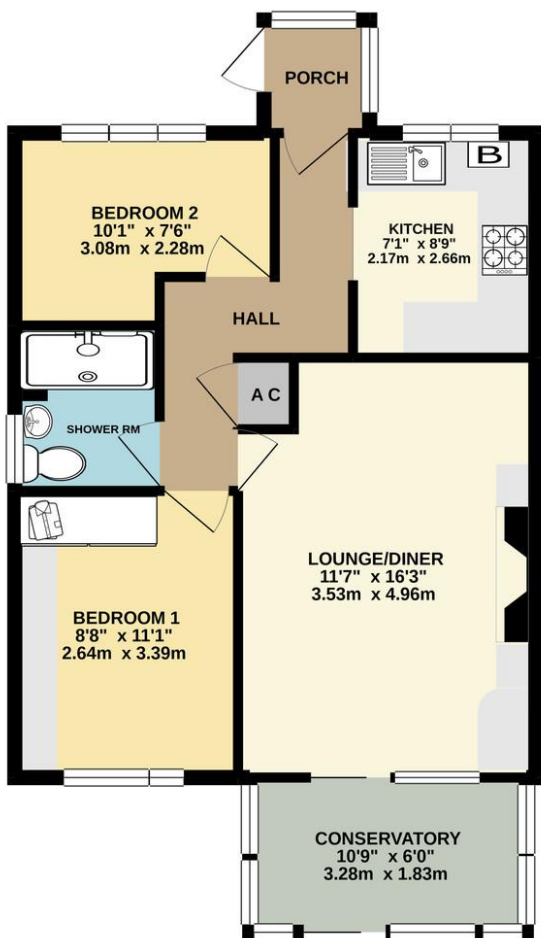
**KITCHEN** 8' 9" x 7' 1" (2.67m x 2.16m) Window to the front. Fitted with a range of cupboard and drawer storage set in wall and base units, roll edge worksurfaces along three sides, tiled splashbacks, inset stainless steel sink with mixer tap, integrated appliances include Tricity Bendix electric oven and Hygena four ring variable sized gas hob with illuminated extractor hood over, integrated Bendix tumble dryer, Candy upright fridge/freezer and Hotpoint Aquarius automatic washing machine. Cupboard housing Britony 2T gas fired boiler servicing domestic hot water.

**LOUNGE/DINING ROOM** 16' 3" x 11' 6" overall (4.95m x 3.51m) uPVC double glazed patio styled door opens to the rear conservatory. Focal feature fireplace with as new Dimplex electric plug-in fire with remote control. Radiator. Door into:

**CONSERVATORY** 10' 10" x 6' 0" (3.3m x 1.83m) uPVC double glazed construction with windows on three sides and French door overlooking and opening to the rear garden. Views across the valley and towards Dartmoor in the distance. Radiator.



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



EPC Graph

TOTAL FLOOR AREA : 582 sq.ft. (54.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**BEDROOM ONE** 10' 8" x 8' 10" (3.25m x 2.69m)  
Window the rear with far reaching views across the valley. Fitted bedroom furniture with a run of wardrobes and cupboard storage. Radiator.

**BEDROOM TWO** 10' 1" x 7' 6" max (3.07m x 2.29m) Window to the front overlooking the garden. Radiator.

**SHOWER ROOM** Modern suite with close coupled wc, pedestal wash hand basin and long tiled shower with Mira Sport electrically heated shower. Formerly housing a bath. Tiled walls with decorative border, shaver socket and ladder radiator.

**EXTERNALLY** At the head of the cul-de-sac are six side by side parking spaces, and this property has the two centrally set private spaces. A triangular shaped lawned front garden with a number of ornamental bushes and shrubs. To the rear a small low maintenance terraced back garden, patio areas, border covered with decorative stone chippings and paved area. Clothes washing line. Pedestrian gate providing rear access. Outside water taps to front and rear of the property.

**TENURE FREEHOLD COUNCIL TAX BAND C**

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