

FOR SALE

Price £350,000



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72 Consort Close, Consort Village, Plymouth, PL3 5TX



- **Most spacious self-contained dormer style bungalow**
- **Freehold title for sale**
- **Well presented adaptable accommodation**
- **uPVC double glazing, electric/night storage heating**
- **Set within popular Consort Village development built circa 1994/1995**
- **Independent living for people aged over 60**
- **Hall, spacious lounge/dining room, kitchen**
- **Two double bedrooms, bathroom/wc, ensuite wc**
- **Car port, private enclosed rear garden**
- **Communal gardens and grounds**

THE PROPERTY A well proportioned and spacious dormer style terraced bungalow, located within the popular Consort Village development. A sought after and desirable complex comprising of apartments and some bungalows which date from circa 1994/1995. Consort Village providing an excellent range of services and within the complex is a village liaison office and when times allow various events are arranged in the social area. Also when times permit other types of businesses such as grocery deliveries visit the site.

The complex offers good security lying within the gated and walled environment, and with good back up for example your property can be monitored and looked after when you are away.

Number 72, is a spacious dormer style bungalow standing in an enviable position located towards the end of Consort Close. The property has private parking with a useful car port to the front and a private enclosed level garden to the rear. There are well kept and maintained communal gardens and grounds.

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 double glazed door into:

GROUND FLOOR

HALL Dimplex night storage heating unit. Deep walk-in shelved understairs storage cupboard.

LOUNGE/DINING ROOM 17' 7" x 12' 8" max (5.36m x 3.86m) Double glazed window and patio door overlook and open out to the rear garden. Dimplex night storage heating unit.

KITCHEN Window overlooking the rear garden. Fitted kitchen with a range of cupboard and drawer storage set in wall and base units along three sides, roll edge worksurfaces, tiled splashbacks, stainless steel sink, Hotpoint washing machine, Zanussi oven and upright fridge/freezer.

BEDROOM ONE 12' 11" max x 11' 4" (3.94m x 3.45m) Raised uPVC double glazed bay window to the front. Built-in wardrobe. Dimplex convector heater.

BATHROOM 6' 8" x 5' 10" (2.03m x 1.78m) Suite including close coupled wc, pedestal wash hand basin, twin grip panelled bath with Mira Sport electrically heated shower over. Dimplex convector and electric heated towel rail.

FIRST FLOOR

LANDING Deep airing cupboard housing insulated hot water tank and slatted shelves.

BEDROOM TWO 16' 2" x 14' 6" (4.93m x 4.42m) maximum measurements Window to the front. Dimplex night storage heating unit. Built-in wardrobe and run of fitted wardrobes. Door to:

WC 4' 11" x 4' 6" (1.5m x 1.37m) White modern wc and pedestal wash hand basin.

GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.

1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 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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EXTERNALLY At the front a private level CAR PORT 19'0 x 8'6, brick paved with external lighting and for the sole use of this property.

To the rear a level fenced private garden, laid out with a wide paved patio area, two areas of lawn and borders containing a number of ornamental bushes and shrubs.

COUNCIL TAX BAND C

TENURE FREEHOLD A maintenance charge currently set at £490 per quarter (£1,960 pa) includes upkeep of communal gardens, outdoor maintenance and removal of rubbish etc. Block building insurance is currently set at £138.69 pa.

FIXTURES AND FITTINGS The white goods are included in the sale, as are fitted carpets.

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