

FOR SALE

Price £450,000



Alan Cummings
estate agents & valuers

75 Blandford Road, Lower Compton, Plymouth, Devon, PL3 6JU



- **Most spacious extended detached bungalow**
- **Exceptionally well-presented**
- **Quality specification and finish**
- **21' large lounge/dining room**
- **Spacious modern fitted kitchen with family room**
- **4 Bedrooms**
- **Bathroom/wc**
- **Separate wc**
- **Store and Workshop**
- **Landscaped garden**
- **No Onward Chain**

THE PROPERTY

An exceptionally well-presented detached bungalow having origins originally back to 1938 but subsequently a large modern built extension and with extensive upgrading and improvement works largely undertaken from 2018 onwards with a high specification and finish. The property has benefitted from professional re-wiring, re-plumbing and has a multitude of power points, USB points in various locations and excellent connectivity with CAT 5/6 cabling, also with security cameras for remote surveillance. Virgin and BT both lead into the property.

New uPVC double glazed doors and windows installed in 2018 include French Doors in the kitchen/family room and four section door in the lounge/dining room with single door and tri-fold doors opening to the rear garden. Both of these rooms also having a large atrium window providing additional light.

Externally standing on a generous size plot with landscaped gardens, low maintenance, paved pathways, artificial lawn to the front and a wide decked seating terrace and to the rear a lawned garden with sandstone paving, useful workshop/shed with power and on the opposite side an adjoining shed/store. The property providing an attractively appointed home with flexibility of layout, potential room to work from home, or family occupation.

LOCATION

Found in this pleasant residential area, part of Lower Compton and from the property feeling almost rural with an outlook towards woodland to the south and enjoying a good degree of privacy and seclusion in the gardens. Lower Compton provides for a good variety of local services and amenities and the position is convenient for easy access into the city and close by

connection to major routes in other directions.
HALL

LOUNGE/DINING ROOM 21' 3" x 15' 3" max.
(6.48m x 4.65m max.)

KITCHEN/FAMILY ROOM 21' 4" x 16' 6" max.
(6.5m x 5.03m max.) 'L' shaped. Housing the 'Worcester' high powered boiler servicing the central heating and domestic hot water. Integrated appliances including 'AEG' four ring variable size induction hob with extractor hood over. 'Neff' dual oven/grill, automatic washing machine, one and a half bowl sink unit. Space for tumble dryer.

BEDROOM 1 14' 2" x 11' 10" (4.32m x 3.33m)

BEDROOM 2 12' 6" x 10' 8" (3.81m x 3.25m)

BEDROOM 3 10' 5" x 10' 1" (3.18m x 3.07m)

BEDROOM 4/STUDY 7' 3" x 6' 8" (2.21m x 2.03m)

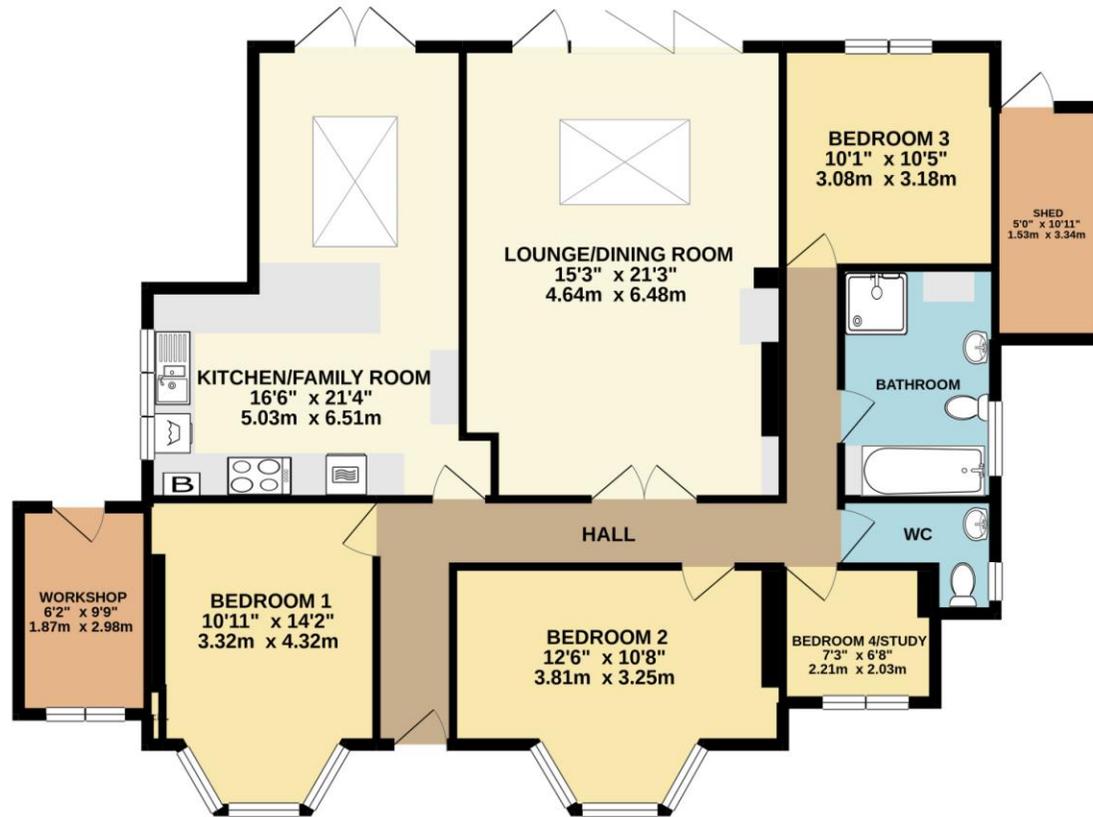
BATHROOM White modern suite with panelled bath, glass tiled splashbacks, close coupled wc, wall hung wash hand basin, separate shower with aqua panels and thermostatic control. Wall hung drawer unit incorporating power point for hairdryer etc. Useful storage cupboard.

CLOAKROOM White modern suite with wc and wash hand basin.

EXTERNALLY

Landscaped gardens and grounds.
WORKSHOP/STORE and GARDEN SHED.

GROUND FLOOR
1377 sq.ft. (127.9 sq.m.) approx.



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 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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TENURE: Freehold.

COUNTIL TAX BAND: B

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

