



56 Reservoir Road | Elburton | Plymouth | PL9 8NH

In Region Of £325,000

A level sited detached bungalow located within Elburton.

This two/three double bedroom property is situated with walking distance of Elburton village and within a easy access of The Broadway and all facilities that Plymstock has to offer.

Upon inspection, you will find an entrance hall, reception hall, dual aspect lounge, spacious kitchen diner, two double bedrooms, third bedroom/study, conservatory and family bathroom.

To the front is a drive providing parking for a number of cars, a lawned area and side access to the rear garden, which offers a patio and lawn.

- Detached Bungalow
- Two / Three Double Bedrooms
- Level Sited Property
- Gas Central Heating System
- Upvc Double Glazing
- Off Road Parking
- Walking Distance To Village



GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



Contact Details

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	63
(39-54)	E	44
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements