

FOR SALE

Price £289,950



Alan Cummings
estate agents & valuers

Plot 2, 7 Widey Lane, Crownhill, Plymouth, Devon, PL6 5JR



- **CHOICE OF 2 NEW BUILD DETACHED BUNGALOWS**
- **QUALITY SPECIFICATION AND FINISH**
- **PLOT 1 - OPEN PLAN LOUNGE/KITCHEN/DINING ROOM**
- **PLOT 2 - LOUNGE AND SEPARATE KITCHEN/DINING ROOM**
- **2 BEDROOMS**
- **MASTER BEDROOM WITH EN-SUITE SHOWER ROOM/WC**
- **BATHROOM/WC**
- **CARPORT AND DRIVE**
- **GARDEN/PATIO AREAS**

THE PROPERTY A choice of two detached bungalows being built with a quality specification to be completed. Architects plans and drawings attached are indicative of the finished properties. Each bungalow having full planning permission, to be completed to building regulations and having 10 year ICW warranty.

LOCATION With frontage onto Widey Lane and accessed from the western end of Bowden Park Road set in this popular and established residential area of Crownhill. With a good variety of local services and amenities nearby, lying within a relatively close walk of Crownhil Village. The position is also convenient for access into the city and close by 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.

PORCH Light point and door bell. Heavy duty door with chrome furniture. Adjoining window into:

HALL 14' 8" x 6' 6" (4.47m x 1.98m) overall Four down lighters. Hardwired smoke detector. Dimmer control. Useful cloaks cupboard housing the Smart meter and consumer unit. T.v aerial splitter. Boiler cupboard housing Valliant combi 30 wall mounted gas fired boiler servicing central heating and domestic hot water, with a range of slated shelves under.

LOUNGE 15' 11" x 11' 1" (4.85m x 3.38m) Light and airy with three windows to the front and picture window overlooking the back garden. Double power points, single power point and t.v aerial point.

KITCHEN/DINER 15' 11" x 10' 1" (4.85m x 3.07m) Window to the rear and patio doors, slate hearth overlooking the back garden. Newly fitted range of cupboard and drawer storage set in wall and base units, with corner carousel unit and soft closing doors, worksurfaces with matching upstand, quality integrated appliances include Hotpoint oven, Hotpoint microwave and Hotpoint four ring variable sized Schott Ceran hob with Hotpoint stainless steel glass illuminated extractor hood over. Upright fridge/freezer, Hotpoint built-in washer dryer. Four double power points and single power point.

MASTER BEDROOM 12' 3" x 9' 10" (3.73m x 3m) Window to the front. Built-in wardrobe.

ENSUITE 7' 9" x 3' 3" (2.36m x 0.99m) Quality white new suite with close coupled wc, Twyford wall hung wash hand basin, chrome mixer tap and recessed mirror fronted bathroom cabinet over. Shaver socket. Double sized tiled shower with handheld mixer and overhead douche spray.

BEDROOM TWO 11' 5" x 9' 5" (3.48m x 2.87m) max Window to the rear. Built-in wardrobe.

BATHROOM 7' 4" x 5' 6" (2.24m x 1.68m) Window to the rear. Three recessed downlighters and extractor fan. Quality white suite with Twyford wall hung wash hand basin, chrome tap, infrared switched illuminated mirror over, bathroom cabinet, close coupled wc, panelled bath with mixer and separate handheld shower mixer.



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 misstatement. 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 Trio patterned private drive giving access to the

CARPORT With storage cupboard. Pathways circulating the property and a lawned garden to the side.

TENURE FREEHOLD

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