

Guide Price £350,000



7 HELE CLOSE, BICKLEIGH VILLAGE, PLYMOUTH PL6 7AF

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A spacious 1970's built three double bedroom detached bungalow standing on a level plot situated in a quiet cul-de-sac within this tranquilly moorland village. The living accommodation comprises; entrance hall with built in storage, lounge/diner, fitted kitchen/breakfast room with wood burning stove, three double bedrooms and a family bathroom, externally there are front, rear and side gardens, a driveway for three cars and a single garage. The property also benefits from PVCu double glazing and gas central heating and is being offered to the market with no onward chain.

The living accommodation approached through PVCu double glazed front door to.

ENTRANCE HALL

Access to loft with pull down ladder, radiator, built in storage cupboard, doors to all accommodation.

LOUNGE/DINER

PVCu double glazed window to front, living flame effect gas fire with stone surround and hearth

KITCHEN/BREAKFAST ROOM

Roll edge worksurfaces with cupboards and drawers under with matching wall units, single drainer stainless steel sink drainer unit with mixer tap, built in electric oven and four ring hob with extractor hood over, plumbing for washing machine and dishwasher, cupboard housing boiler which serves domestic hot water and central heating system, wood burner standing on a tiled hearth, PVCu double glazed window to side, PVCu double glazed door to rear porch, which gives access to side garden.

BEDROOM ONE

PVCu double glazed window to front, radiator.

BEDROOM TWO

PVCu double glazed window to rear, radiator.

BEDROOM THREE

PVCu double glazed window to rear and side, radiator, built in wardrobes.

BATHROOM

Matching suite comprising panelled bath with Mira electric shower over, low level w.c, pedestal wash hand basin, part tiled walls, two PVCu double glazed frosted windows to rear.

EXTERNALLY

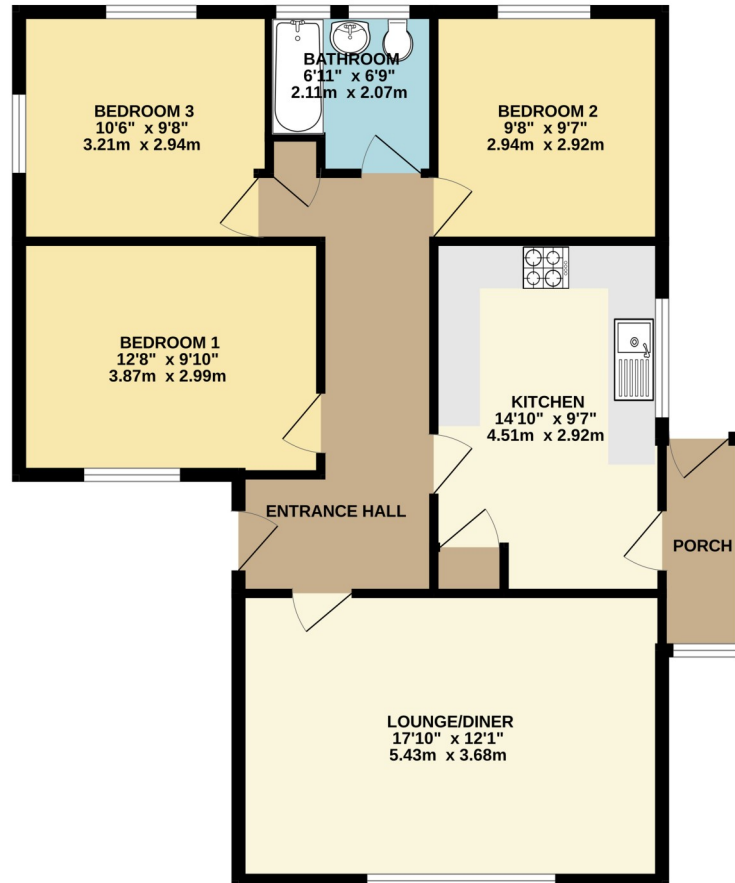
Front - Driveway providing parking for approximately three cars leads to the garage with an adjacent lawned garden, to the side there is a patio area which gives access to a rear lawned garden which is enclosed by walled and fence boundaries.

GARAGE

Metal up and over door power and light connected.



GROUND FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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ACCOMMODATION

Reference made to any fixture, fittings, appliances or any of the building services does not imply that they are in working order or have been tested by us. Purchasers should establish the suitability and working condition of these items and services themselves.

SERVICES

Mains water, gas, electricity and mains drainage.

VIEWING

By appointment with Lawson

OUTGOINGS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2025/2026 is £2472.08 (by internet enquiry with South Hams District Council). These details are subject to change.

FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

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