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**'Westways', 706 Budshead Road,
Crownhill, Plymouth, Devon, PL6 5DY**

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£435,000 14464/R.5177

PRINCIPAL FEATURES

SPACIOUS AND ADAPTABLE FAMILY HOME 1930'S BUILT AND EXTENDED

MAIN HOUSE

***ENTRANCE PORCH ** HALL ** 3 RECEPTION ROOMS* **STUDY ** KITCHEN/BREAKFAST ROOM ** UTILITY ROOM*
*2 DOWNSTAIRS WC'S ** 4 DOUBLE BEDROOMS **MASTER EN-SUITE ** GUEST BATHROOM EN-SUITE, FAMILY BATHROOM***

GROUND FLOOR ANNEXE

LOUNGE/DINING ROOM ** FITTED KITCHEN**DOUBLE BEDROOM ** SHOWER ROOM/WC

FIRST FLOOR FLAT

***LOUNGE/DINING ROOM ** KITCHEN ** 2 DOUBLE BEDROOMS ** BATHROOM/WC* **SEPARATE WC *
* AMPLE PARKING ON PRIVATE DRIVE ** DOUBLE GARAGE **WRAP AROUND MATURE PRIVATE GARDENS***

THE PROPERTY

'Westways', 706 Budshead Road in Crownhill comprises an individual detached house originally built in the 1930's of traditional design and construction, subsequently extended and now having ancillary annexe accommodation potentially providing a three reception and four bedroom main house and two separate self-contained units a one bedroom annexe and a two bedroom flat. Offering a versatile layout and in the past it has been used as a family home in conjunction with commercial usage as a dental surgery from 1975 to 2002, this area now converted to provide annexe accommodation. The second annexe area situated above the garage was built some 20 years ago and has a separate council tax rating. Both annexe/flat accommodation have their own separate entrances but equally have internally connecting doors and can be used as one large and flexible family home. At present with a total of some five reception rooms, seven bedrooms and five bath/shower rooms including en-suite facilities. Externally having two balconies, one accessed from the master bedroom suite and one from the main landing and first floor flat. Standing on a good size plot with well-kept mature gardens enjoying a good degree of privacy. With good parking facilities having access via a private drive to a wide parking and turning area and useful integral double garage.

LOCATION

Set fronting onto the north side of Budshead Road in this popular area of Crownhill where the village nearby provides for a variety of local services and amenities and other facilities nearby include a garage filling station, various shops, bus services etc. The position convenient for access into the city and close by connection to major routes in other directions.

MAIN HOUSE

GROUND FLOOR

ENTRANCE PORCH` 13' 5" x 10' 7" max. (4.09m x 3.23m max.)

RECEPTION HALL 15' 9" x 7' 5" (4.8m x 2.26m) overall.

CLOAKROOM/WC 5' 7" x 4' 5" (1.7m x 1.35m) Corner wash hand basin, wc.

SITTING ROOM 17' 7" max. x 14' 0" max. (5.36m max. x 4.27m max.) Open fireplace.

T.V. ROOM 12' 0" x 9' 8" (3.66m x 2.95m) Outlook and patio doors to garden.

DINING ROOM 16' 5" max. x 12' 7" (5m max. x 3.84m) Curved bay window overlooking garden and porthole window to the side

STUDY 9' 5" x 6' 11" (2.87m x 2.11m) Fitted desk, drawers and shelves along two sides.

KITCHEN/BREAKFAST ROOM 16' 1" x 12' 6" (4.9m x 3.81m) Fitted with a good range of cupboard and drawer storage set in wall and base units. Integrated appliances include microwave, dual oven/grill and fridge. Two and a half bowl stainless steel sink. Walk-in larder with 'Baxi Megaflo' gas boiler and time controls.

UTILITY ROOM 12' 9" x 6' 10" (3.89m x 2.08m) Double bowl stainless steel sink. Two spaces and plumbing for washing machine and tumble dryer.

W.C. 4' 10" x 2' 11" (1.47m x 0.89m) White wc.

FIRST FLOOR

LANDING Shelved cupboard and long airing cupboard with factory insulated hot water tank. Double doors to main balcony.

MASTER BEDROOM 17' 6" x 12' 6" (5.33m x 3.81m) Two windows. Door to second balcony. Range of quality fitted bedroom furniture. Door to:

EN-SUITE BATHROOM 10' 5" x 10' 0" max. (3.18m x 3.05m max.) Bay window. Coloured suite. Pedestal wash hand basin, close coupled wc, panelled bath and double size tiled shower.

BEDROOM 2 12' 5" x 10' 10" (3.78m x 3.3m) Fitted bedroom furniture. Door to:

EN-SUITE SHOWER ROOM 4' 6" x 4' 5" (1.37m x 1.35m) W.C. wash hand basin and shower.

BEDROOM 3 12' 1" x 9' 11" (3.68m x 3.02m) Dual aspect with long views. Fitted bedroom furniture and wash hand basin.

BEDROOM 4 12' 2" x 10' 4" (3.71m x 3.15m) Fitted bedroom furniture. Vanity wash hand basin.

FAMILY BATHROOM 10' 2" x 7' 1" (3.1m x 2.16m) Coloured suite with tiled shower, pedestal wash hand basin, bath with tiled splashback.

GROUND FLOOR ANNEXE

Private entrance to left hand side of garage.

LOUNGE/DINER 13' 0" x 10' 8" (3.96m x 3.25m) Dual aspect with windows overlooking the back garden.

KITCHEN 13' 6" x 5' 9" (4.11m x 1.75m) Modern fitted with a good range of cupboard and drawer storage. Stainless steel sink. Space for cooker. Extractor hood. Space and plumbing for washing machine.

BEDROOM 18' 3" x 9' 0" (5.56m x 2.74m) Window and glazed back door overlooking the garden.

SHOWER ROOM 4' 10" x 4' 9" (1.47m x 1.45m) White modern suite, wc, wash hand basin, tiled shower with 'Mira Zest' electrically heated shower.

FIRST FLOOR FLAT

Separate entrance to right of garage with stair access and fitted stair lift. Connecting door to main landing.

LOUNGE/DINING ROOM 16' 6" x 10' 10" (5.03m x 3.3m) Wide picture windows and patio door to front balcony with long views. Cupboard housing factory insulated hot water tank with immersion heater and 'Icos' boiler.

KITCHEN 7' 10" x 4' 3" (2.39m x 1.3m) Fitted cupboard and drawer storage. One and a half bowl stainless steel sink. Space for cooker with extractor hood. From the lounge/dining room stairs rise to:

FLAT BEDROOM 1 13' 3" x 12' 1" (4.04m x 3.68m) Fitted bedroom furniture.

FLAT BEDROOM 2 13' 4" x 9' 0" (4.06m x 2.74m) Velux window and further window. Eaves store cupboard.

W.C. 4' 11" x 4' 10" (1.5m x 1.47m) W.C. and wash hand basin.

BATHROOM 12'6" x 6'11" max. (3.81m x 2.11" max.) Suite comprising wc, wash hand basin, bath and separate shower.

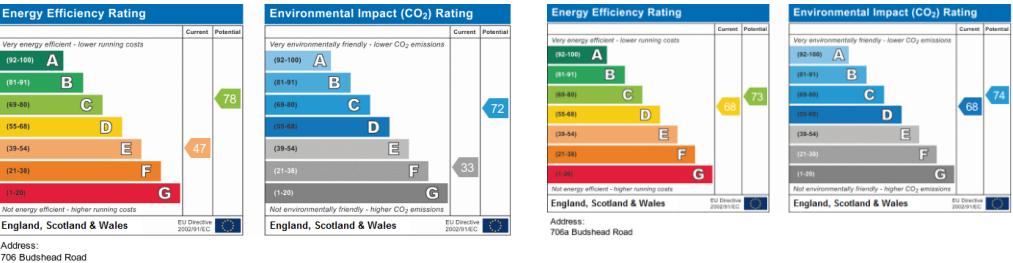
EXTERNALLY

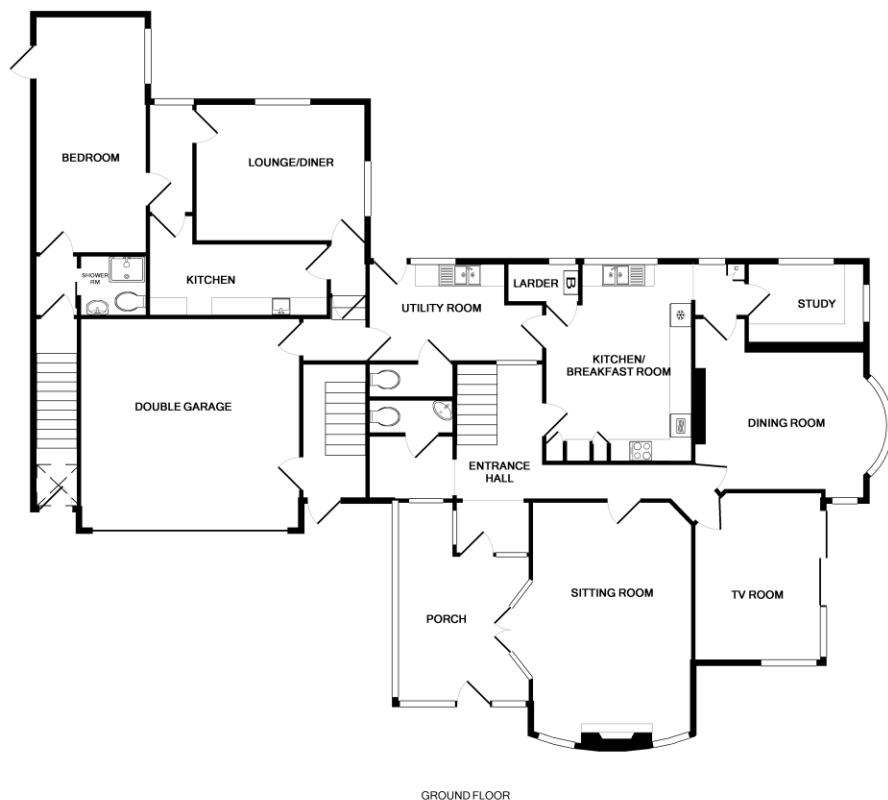
INTEGRAL DOUBLE GARAGE 16' 7" x 16' 1" (5.05m x 4.9m) Wide up and over door on remote control. Two internal connecting doors.

A 13' wide entrance with the nameplate 'Westways 706' clearly indicated opens into a tarmac drive which sweeps up to the front of the property. With ample space for turning and parking various vehicles. Potential space for storage of camper van, boat or trailer. Wrap around gardens incorporate a productive kitchen garden, vegetable plots, herb bed, fruit cage and garden shed. A lawned garden with wall and fence boundaries, well established borders, seating area with timber trellis and to the rear a greenhouse, storage areas and next to the ground floor flat a further screened seating terrace.

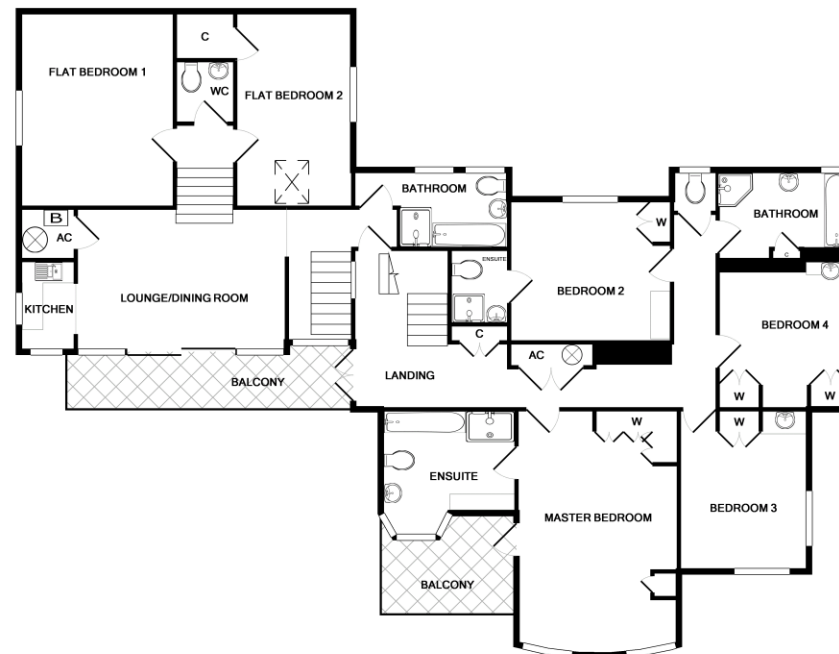
TENURE: Freehold.

COUNCIL TAX BAND: F (House) A (Each Flats)





GROUND FLOOR



1ST FLOOR

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 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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VIEWING

By appointment the Vendor's Agents – **Alan Cummings & Co.** Mannamead Office Tel: (01752) 664125.

ALAN CUMMINGS CO. (Consultant Surveyors and Independent Estate Agents) are open in Mannamead and Elburton offices Monday – Friday 9am – 5.30pm

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