

12 Westlake Rise, Heybrook Bay, Plymouth, Devon, PL9 0DS

Key features:

- Detached bungalow - nicely-presented throughout
- Coastal village location
- Generous entrance & inner hallways
- 'L'-shaped lounge/dining room
- Kitchen & conservatory
- 3 bedrooms
- Bathroom & separate wc
- Driveway & garage
- Level gardens
- uPVC double-glazing
- Gas central heating

ACCOMMODATION

uPVC obscured double-glazed front door opens into the entrance porch.

ENTRANCE PORCH

uPVC double-glazed window. Shelving. Timber obscured glazed door, with matching window to side, opens into the entrance hall. Laminate flooring.

ENTRANCE HALL

Coved ceiling. Coat hooks. Laminate flooring. Open plan access through into the inner hallway.

INNER HALLWAY

Provides access to the accommodation. Coved ceiling. Loft hatch. Recessed cupboard with slatted shelving.

LOUNGE/DINING ROOM 19' 11" x 14' 5" 'L'-shaped - maximum measurements (6.07m x 4.39m)

'L'-shaped room with hardwood parquet flooring laid throughout. Dual aspect with uPVC double-glazed windows and fitted vertical blinds. Coved ceiling. Fireplace with a 'Living Flame'-style gas fire, marble inset, hearth and ornate surround.

KITCHEN 10' 0" x 8' 11" (3.05m x 2.72m)

Fitted with a range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Space for free-standing fridge/freezer. Space and plumbing for washing machine. Built-in cooker. Separate inset 4-burner gas hob with cooker hood above. Stainless-steel 1½ bowl single-drainer sink unit. Pantry-style cupboard with shelving housing the gas boiler. uPVC double-glazed window to the side. uPVC obscured double-glazed door to the side.

BEDROOM ONE 11' 1" x 10' 6" (3.38m x 3.2m)

uPVC double-glazed window to the rear elevation with fitted vertical blinds. Coved ceiling.



BEDROOM TWO 11' 0" x 8' 11" (3.35m x 2.72m)

uPVC double-glazed window to the rear elevation with fitted vertical blinds. Coved ceiling.

BEDROOM THREE 10' 10" x 7' 3" (3.3m x 2.21m)

Coved ceiling. Sliding uPVC double-glazed patio doors open into the conservatory.

CONSERVATORY 18' 0" x 9' 4" (5.49m x 2.84m)

Constructed in uPVC double-glazing with fitted vertical blinds throughout. Polycarbonate-glazed roof with fitted roof blinds. Laminate flooring. uPVC double-glazed doors providing access to outside.

BATHROOM 5' 10" x 5' 8" (1.78m x 1.73m)

Comprising bath and pedestal wash handbasin. Over the bath is a Triton built-in shower system. Partly-tiled walls. Coved ceiling. uPVC obscured double-glazed window to the side elevation. Laminate flooring.

SEPARATE WC

White wc. uPVC obscured double-glazed window to the side elevation. Coved ceiling. Laminate flooring.

GARAGE 16' 7" x 8' 6" (5.05m x 2.59m)

Up-&-over-style door to the front elevation. Power and lighting. Fuse box and electric meter.

OUTSIDE

The bungalow is approached via a driveway providing ample off-road parking. The garden beside the drive is laid to lawn. Pathways lead around both side elevations of the bungalow, accessing the rear garden. The rear garden is laid to lawn together with 2 paved patio areas, borders laid to chippings and raised shrub and flower beds enclosed by good-quality feather-board fencing and block walling.

