Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



Cedar Park Bovisand Lane

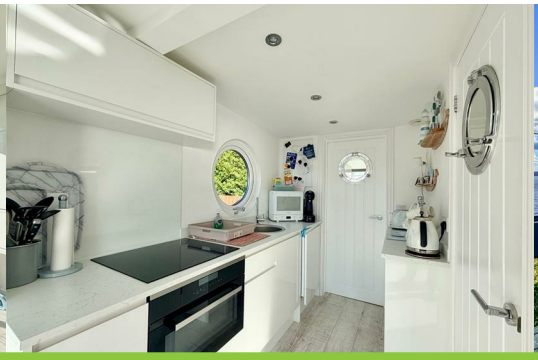
Down Thomas, Plymouth, PL9 0AE

£215,000

2 | 1 | 1

This is a superb completely modernised and re-modelled detached chalet occupying a wonderful elevated position with direct views to Plymouth Sound, the Breakwater and the Rame Peninsula in the distance. The accommodation is beautifully-presented throughout and consists of a living area leading to a modern fitted kitchen, 2 bedrooms and a shower room. Externally there are 2 sitting areas, a private decked sitting area to the side and a front glass balcony.







CEDAR PARK, BOVISAND LANE, PL9 0AE

ACCOMMODATION
Access to the property is gained via steps to the front entrance, where a uPVC double-glazed sliding patio door leads into the living area.

LIVING AREA 13'8" x 7'5" (4.19 x 2.27)
Double-glazed window to the front elevation. Laminate floor. Wall-mounted electric heater. Cabinets along one with a recess for TV/Media.

KITCHEN 6'10" x 5'5" (2.10 x 1.66)
Range of base units with work surfaces. Inset sink unit with mixer tap. Built-in electric oven and hob. Integrated under-counter fridge-freezer. Laminate floor. Port hole double-glazed window to the side elevation. Doorway leading into bedroom one.

BEDROOM ONE 7'10" x 7'10" (2.39 x 2.39)
Double-glazed window to the side elevation. Built-in bedside units and over-head storage cupboards. Laminate floor. Inset ceiling spotlights.

BEDROOM TWO 9'2" x 6'7" (2.80 x 2.01)
Port hole double-glazed window to the side elevation. Laminate floor.

SHOWER ROOM 6'7" x 4'0" (2.01 x 1.22)
Comprising a walk-in shower with shower unit, spray attachment and a rainfall shower head, low level toilet and a sink unit with a mixer tap and a cupboard beneath. Built-in storage. Vertical towel rail/radiator. Tiled floor. Inset ceiling spotlights. Port hole double-glazed window to the side elevation.

OUTSIDE
At the front of the chalet, there is a plastic-clad timber-framed store and steps leading up to the side enclosed decked sitting area. Also, at the front is a glass balcony/terrace to take advantage of the stunning panoramic views around the local coastline from Bovisand and Fort Stamford, across towards the Breakwater and the Rame Peninsula in the distance. There are inset multi-coloured spotlights and outside multi-coloured lights to each corner.

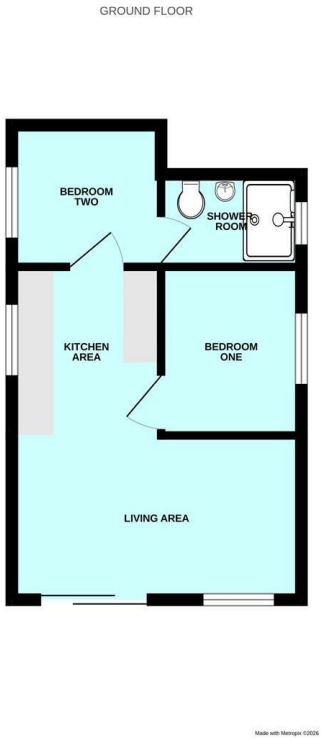
COUNCIL TAX
South Hams District Council
Council tax band A

AGENT'S NOTE
There is an annual service charge of approximately £340.

Area Map



Floor Plans



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk