



**Dunstone View,  
Plymouth, Devon, PL9**

**Offers Over: £260,000**

*Freehold*



## **Property Description**

This beautifully presented versatile home has been redecorated to a magnificently cheerful standard allowing natural light to pour throughout both levels. It has a unique layout which will perfectly suit many buyers with three bedrooms on the entrance level, or four if you consider the room currently used as an office. Also, on this level is the family bathroom and a stunning living room at the rear with breath-taking panoramic views towards The Sound, over Plymouth and across Dartmoor.

On the lower ground floor, the property has a spacious kitchen / dining room which provides a flawless entertaining space with substantial room for a large dining table. There is then further access to two substantial rooms which are currently used for storage however offer vast potential for further conversion which would undoubtedly add to not only the value of the home, but also to the floorspace of the property.

The delightful rear garden is inundated with sunlight and enjoys marvellous far-stretching views. There is also then access to the converted garage which lends itself to anyone working from home with power, light, plumbing and private access from the driveway. EPC: E

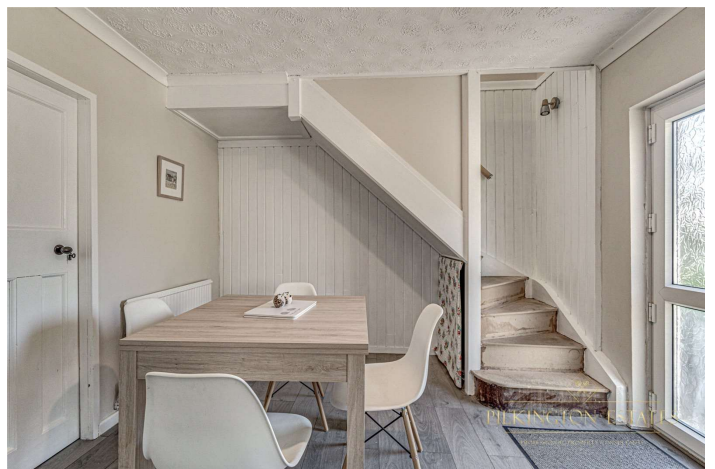
## **Accommodation**

**Entrance Hall** Stain glass window and door to front, hardwood flooring, wall mounted radiator, doors into:

**Living Room** 19'3" x 10'9" (5.87m x 3.28m). Hardwood flooring, full width double glazed window to rear with beautiful panoramic views, TV point, stairs descending to lower ground floor.

**Bedroom** 11'7" x 9'11" (3.53m x 3.02m). Carpet flooring, wall mounted radiator, double glazed windows to side and front.

**Bedroom** 11'7" x 8'11" (3.53m x 2.72m). Carpet flooring, wall mounted radiator, double glazed window to side, fitted wardrobe.







**Bedroom** 9'9" x 11' (2.97m x 3.35m). Carpet flooring, wall mounted radiator, double glazed window to rear with beautiful views.

**Bedroom Four / Office** 8'3" x 5'1" (2.51m x 1.55m). Carpet flooring, double glazed window to front, cupboard, wall mounted radiator.

**Bathroom** 8'3" x 5'5" (2.51m x 1.65m). Tiled flooring, tiled walls, low level WC, bath with taps and shower over, low level WC, wash hand basin, extractor fan, double glazed window to side, wall mounted heated towel rail.

### **Lower Ground Floor**

**Kitchen / Dining Room** 19'3" x 10'9" (5.87m x 3.28m). Fully fitted kitchen with a range of matching wall and base units, roll-edged worktop, part tiled walls, electric cooker point, space and plumbing for washing machine, integrated 1 1/2 bowl stainless steel sink and

drainer unit, space for fridge freezer, combi boiler, ample space for dining room table and chairs, door into garden, door into:

**Reception Room** 9'7" x 7'9" (2.92m x 2.36m). Carpet flooring, double glazed window, wall mounted radiator, access to large storage void under the property.

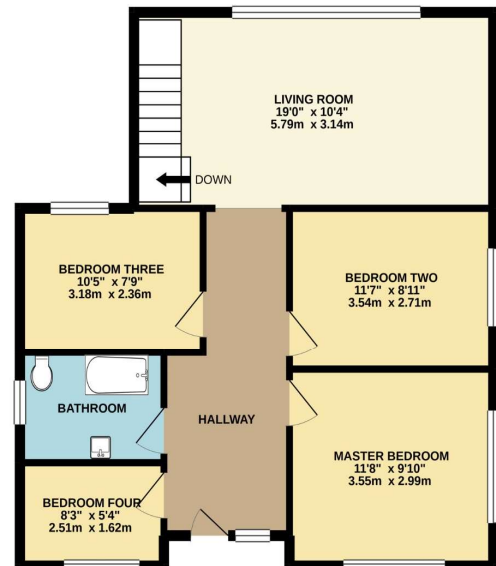
**Large Storage Void** 11' x 9'3" (3.35m x 2.82m). Full head height, concrete flooring, scope for conversion.

**Outside** The front garden of the property is low maintenance and well presented. there is a driveway running alongside the property providing off street parking which leads to converted garage. The rear garden is level, enclosed and perfect for any family. The rear garden is laid to patio and then further lawn and has stunning views across Plymouth and towards Dartmoor. There is also an outside electric and water supply.

GROUND FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



ENTRANCE FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1303 sq.ft. (121.1 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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#### Disclaimer

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