



**DC**  
LANE

SELL • LET • MANAGE

Bowden Park Road, Plymouth, PL6 5NF

Offers in excess of £270,000 Freehold

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Offers in excess of £270,000

# Bowden Park Road

Plymouth, PL6 5NF

- Semi Detached Bungalow
- Three Bedrooms
- Double Garage
- Well Presented
- No Onward Chain
- Crownhill Location
- Two Reception Rooms
- Low Maintenance Garden
- Level Access
- Council Tax Band C

## UNEXPECTEDLY BACK TO THE MARKET

DC Lane are delighted to present to the market this semi detached bungalow situated in the popular residential area of Crownhill and within walking distance to the local parade of shops, excellent schools and within easy access to the A38 and major routes.

This impressive property offers entrance vestibule, hallway, lounge with gas fire, bay window and folding glazed doors connecting to a dining room featuring a velux rooflight. The kitchen has an abundance of cabinets and door access to the garden. The master bedroom has built in wardrobes, there are two further bedrooms and a bathroom with shower over the bath. The accommodation is well proportioned and full of natural light.

The walled rear garden is low maintenance and the property benefits from a utility porch and double garage with remote controlled door as well as pedestrian access. For additional family living the garage could be incorporated into the property to extend the accommodation subject to planning approval. With ample parking on the drive, gas boiler less than three years old and no onward chain the enviable location completes the appeal of this superb bungalow.

MOVE FASTER WITH PRIORITY PACK - AVAILABLE ON THIS PROPERTY Call for more information. or click [www.dclane.co.uk/priority-pack](http://www.dclane.co.uk/priority-pack)



## Ground Floor

Lounge	10'4" x 16'3" (3.17 x 4.97)
Dining Room	10'4" x 14'2" (3.17 x 4.32)
Kitchen	9'9" x 11'5" (2.98 x 3.50)
Bedroom One	9'10" x 14'7" (3.00 x 4.45)
Bedroom Two	9'10" x 8'9" (3.00 x 2.67)
Bedroom Three	6'4" x 8'4" (1.95 x 2.56)
Bathroom	6'4" x 5'8" (1.95 x 1.74)
External	
Utility Porch	
Double Garage	11'8" x 22'3" (3.58 x 6.80)







## Directions

Head south on Mutley Plain to Mannamead Road and continue for 0.4 mi, turn right onto Eggbuckland Road and continue for 0.4 mi, at the roundabout take the 2nd exit and stay on Eggbuckland Road. At the next roundabout take the 1st exit and stay on Eggbuckland Road for 0.3 mi and continue to Church Hill. After 0.3 miles turn left into Bowden Park Road and the bungalow can be found on the right.

**Council Tax Band: C**





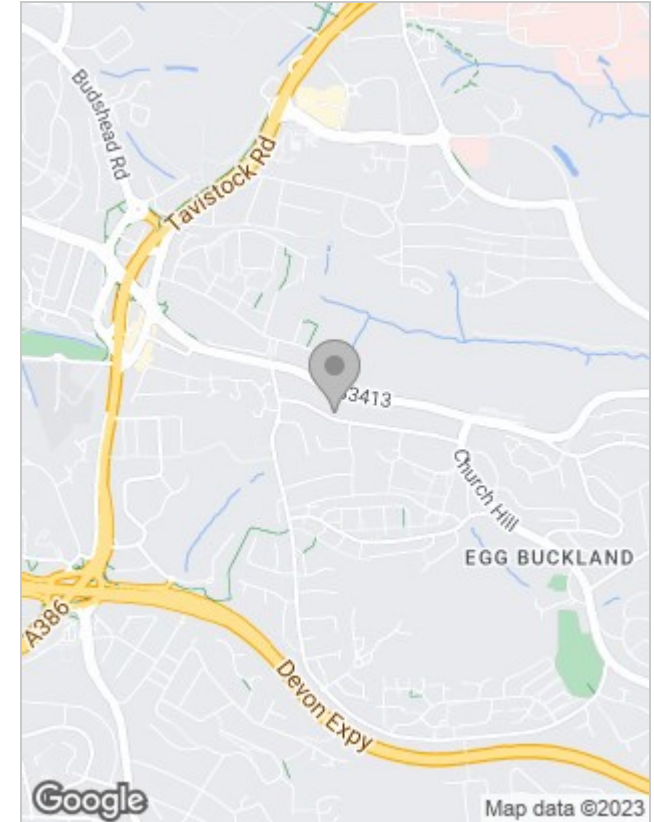




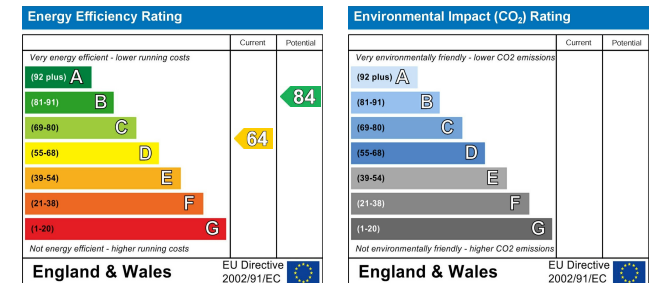
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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