



**8 BLACKEVEN CLOSE, ROBOROUGH, PLYMOUTH, PL6 7AX**

**OFFERS OVER £525,000**

OFFICE ADDRESS: Woolwell Crescent, Plymouth, Devon, PL6 7RB TEL: 01752 791333



## FULL DESCRIPTION

An extended four bedroom detached property occupying a beautiful generously proportioned plot located within a quiet residential cul-de-sac within this popular village location, offering easy access to Dartmoor National Park. The living accommodation which is well presented throughout in tasteful neutral colours is arranged over two levels and comprises, entrance porch, entrance hall, a spacious lounge with doors leading to the rear garden, modern fitted kitchen/diner with integrated appliances, shower room and utility room on the ground floor. On the first floor, landing leads to four bedrooms and a further family shower room.

Externally, as previously mentioned there are superb front and rear gardens, including a large summer house, a greenhouse, driveway and garage.

The property also benefits from PVCu double glazing and gas central heating.

An internal viewing is highly recommended to truly appreciate this wonderful family home.

## LIVING ACCOMMODATION

Approached through a PVCu double glazed front door to:

### ENTRANCE PORCH

Tiled floor and door to:

### ENTRANCE HALL

Stairs to first floor, radiator, under stair storage cupboard and door to:

### LOUNGE

PVCu double glazed window to the front, PVCu double glazed French doors to rear garden, living flame effect electric fire with built in lighting and polished stone surround, mantel and hearth, two radiators.

### SHOWER ROOM

Low level WC, wash hand basin with cupboards under, tiled shower cubicle with inset shower, part tiled walls, radiator, shaver socket and light, PVCu double glazed frosted window to the side.

### KITCHEN / DINER

Comprehensively fitted with roll edge work surfaces with cupboards and drawers under with matching wall units, built in glass fronted display cabinet, one and a half bowl sink unit with mixer tap, built in electric oven and four ring gas hob with extractor hood over, built in fridge, PVCu double glazed window to the side and rear overlooking the garden, PVCu double glazed French doors to the garden and door to:

### UTILITY ROOM

Plumbing for washing machine, cupboard housing the boiler which serves domestic hot water and heating, PVCu double glazed door to the garden and door to the garage.







### **FIRST FLOOR LANDING**

Doors to all first floor accommodation, access to loft, built in storage cupboard.

### **BEDROOM ONE**

PVCu double glazed window to the front and radiator.

### **BEDROOM TWO**

PVCu double glazed window to the front, built in wardrobes and radiator.

### **BEDROOM THREE**

PVCu double glazed window to the rear and radiator.

### **BEDROOM FOUR**

PVCu double glazed window to the rear and radiator.

### **SHOWER ROOM**

Matching suite comprising, a tiled shower cubicle with inset shower, low level WC, wash hand basin with cupboards under, tiled floors, two PVCu double glazed frosted windows to rear.

### **EXTERNAL**

To the front of the property, there is a driveway providing parking for approx. 3 cars which leads to the garage with an adjacent lawned garden.

To the rear of the property, there is a decking area that expands to the width of the property which leads to a beautiful garden predominately laid to lawn incorporating a host of established plants, trees and shrubs with a summer house and greenhouse to remain and is enclosed by fence and hedged boundaries.

### **GARAGE**

Metal up and over door, power and light connected.

### **ROBOROUGH VILLAGE**

Roborough Village is situated approximately five miles to the north of Plymouth city centre and is well placed for all local amenities which include the nearby Tesco & Lidl superstore's, a local village public house/restaurant, a number of additional shops and businesses and a popular CofE primary school all within walking distance. There is a regular bus service to the city centre, as well as a "Park and Ride" bus service. Roborough Village is situated adjacent to the A386, which provides easy access to both the city centre and Dartmoor National Park.





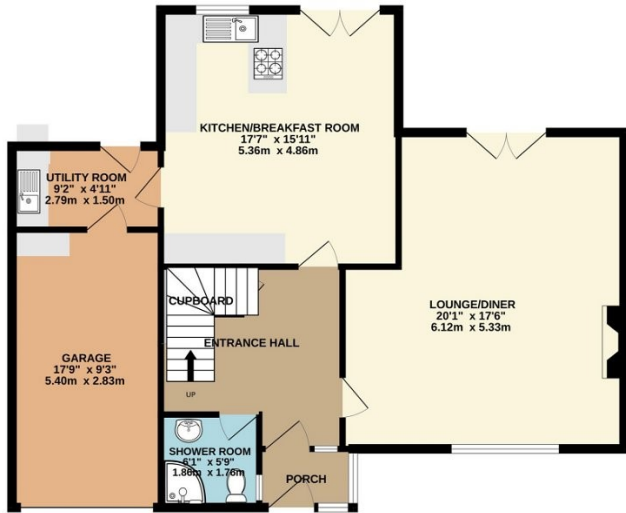




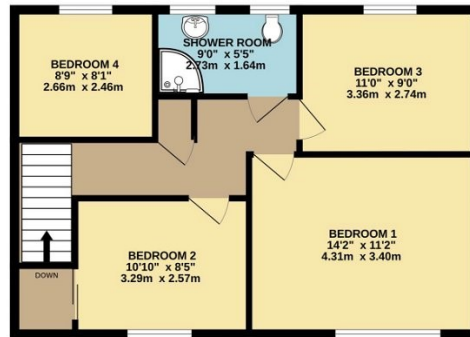


# FLOOR PLAN

GROUND FLOOR  
924 sq.ft. (85.9 sq.m.) approx.



2ND FLOOR  
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 1503 sq.ft. (139.6 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.  
Made with Metropix ©2024

## UTILITIES

Mains water, gas, electricity and mains drainage, mobile coverage likely, potential broadband connections are ADSL and FTTC.

## VIEWINGS

By appointment with LAWSON.

## STRICTLY BY APPOINTMENT ONLY

## OUTGOINGS SOUTH HAMS

We understand the property is in band 'D' for council tax purposes and the amount payable for the year 2024/2025 is £2,360.50 (by internet enquiry with South Hams District Council). These details are subject to change.

## FLOOR PLANS & ENERGY PERFORMANCE CERTIFICATES

These Floorplans are set out as a guideline only and should not be relied upon as a representation of fact. They are intended for information purposes only and are not to scale. Energy Performance Certificates are produced by an external source and Lawson do not accept responsibility for their accuracy. Copyright Lawson 2024

Lawson themselves on behalf for the sellers/landlords of this property whose agents they are given notice that :- (1) These particulars are set out as a general outline for the guidance of prospective buyers/tenants and shall not form the whole or any part of a contract. (2) All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be materially correct but any intending buyer/tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) No person in the employ of Lawson has any authority to make or give any representation or warranty at all about the property. (4) No responsibility can be accepted for any expenses

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



