



## 1 Wotter Bungalows

Wotter, Plymouth, PL7 5HW

£425,000



Located within the picturesque village of Wotter, on the south-western edge of Dartmoor, just 10 minutes north of Plympton is this detached family home. The accommodation briefly comprises an entrance porch & hallway, kitchen/diner with separate utility, lounge, conservatory, 3 bedrooms, bathroom & separate wc. Externally there is a detached double garage & a driveway providing ample off-road parking. The generous southerly-facing garden wraps around the property & enjoys magnificent far-reaching countryside views.





WOTTER BUNGALOWS, WOTTER, PLYMOUTH PL7 5HP

ACCOMMODATION

uPVC double-glazed sliding doors to the side providing access into the entrance porch.

ENTRANCE PORCH 7'6" x 7'11" (2.30 x 2.17)

Open access into the utility. Obscured aluminium single-glazed door leading into the entrance hallway. Small wood-framed single-glazed window facing into the entrance hallway. Large uPVC double-glazed window to the front elevation. Tiled floor which continues into the utility room.

UTILITY ROOM 8'2" x 7'11" (2.51 x 2.42)

Wall-mounted cupboards. Roll-edged laminate worktop with spaces for washing machine, tumble dryer and dishwasher beneath. Space for a free-standing fridge/freezer. uPVC double-glazed window to the rear elevation.

ENTRANCE HALLWAY 7'3" x 6'2" (2.21 x 1.89)

Sliding wooden-framed door with inset obscured glass, leading into the kitchen/diner.

HALLWAY 23'0" x 3'6" (7.03 x 1.08)

7.03m (from the back wall of the entrance hallway) Doors providing access to the bedrooms, bathroom and separate wc. Wood-framed sliding door with inset obscured glass leading to the lounge.

KITCHEN/DINER 18'1" x 6'2" going to 11'4" (5.53 x 1.89 going to 3.47)

Sliding wood-framed door with inset patterned glass opening into the lounge. Range of matching base and wall-mounted units incorporating a laminate wood-effect roll-edged worktop with a 4-ring induction hob with an extractor hood over and a stainless-steel dual sink with mixer tap. Integrated electric oven. uPVC double-glazed windows to the side and rear elevation. Aluminium single-glazed sliding window on the wall adjoining the conservatory.

LOUNGE 16'5" x 11'5" in the alcove narr to 9'10" (5.01 x 3.48 in the alcove narr to 3.01)

Set of aluminium double-glazed sliding doors leading to the conservatory with a uPVC double-glazed window beside looking into the conservatory. Wood-framed sliding door with inset obscured glass leading to the hallway. Stone fire surround with a working log-burner.

CONSERVATORY 10'9" x 9'8" (3.28 x 2.97)

uPVC double-glazed sliding doors opening to the rear garden with a full-length uPVC double-glazed window to the side.

BEDROOM ONE 13'4" x 10'10" (4.08 x 3.32)

Fitted wardrobes. uPVC double-glazed window to the rear elevation.

BEDROOM TWO 10'10" x 9'10" (3.32 x 3.02)

Fitted wardrobes. uPVC double-glazed window to the side elevation.

BEDROOM THREE 11'11" x 7'10" (3.64 x 2.41)

uPVC double-glazed window to the front elevation.

BATHROOM 7'4" x 6'5" (2.24 x 1.96)

Panelled bath with electric shower and glass shower screen and a vanity wash handbasin with mixer tap. Obscured uPVC double-glazed window to the front elevation.

SEPARATE WC 6'5" x 2'11" (1.96 x 0.89)

Back-to-wall toilet. Obscured uPVC double-glazed window to the front elevation.

OUTSIDE

The property is approached via a private driveway providing ample off-road parking and leading to the detached double garage. A metal gate then provides access to a footpath which leads to the front porch and around the entire property. The rear garden is southerly-facing and a generous space with stunning far-reaching views across the countryside. There is a patio which wraps around the entire property and includes 2 seating areas. The rest is laid to level lawn. Shed with power.

DETACHED DOUBLE GARAGE

Electric door. Power and lighting. Overhead storage.

AGENT'S NOTE

The property owns its solar panels which were installed in 2015.

COUNCIL TAX

South Hams District Council  
Council Tax Band: C

SERVICES

The property is connected to mains electricity, water and drainage.

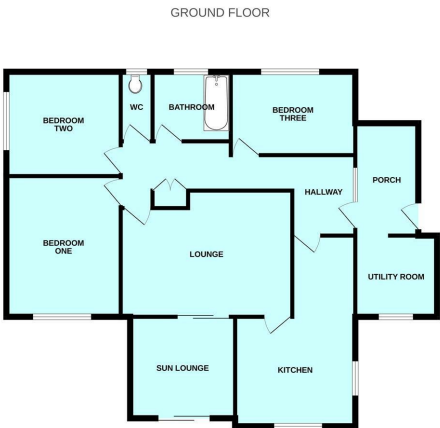
WHAT3WORDS

///worlds.balance.trouble

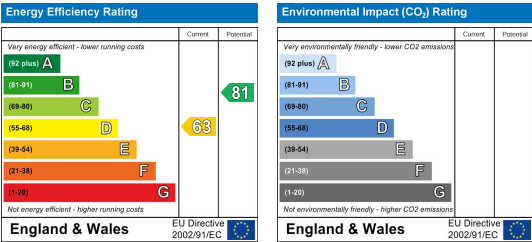
Area Map



Floor Plans



Energy Efficiency Graph



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.