



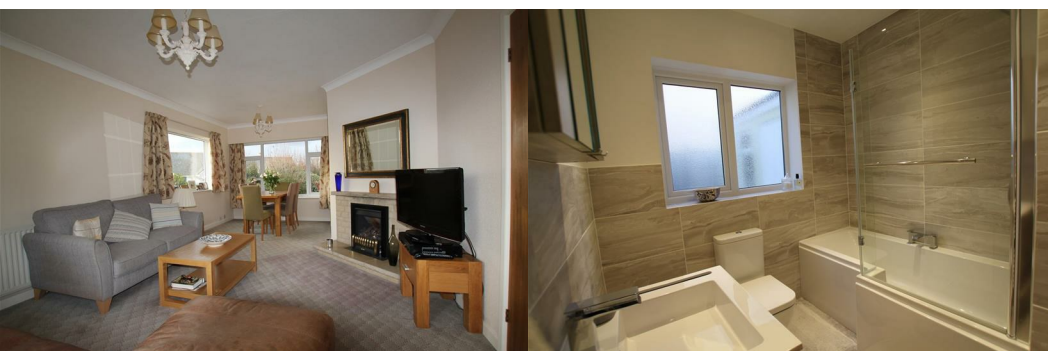
8 Southland Park Crescent

Wembury, Plymouth, PL9 0HD

£285,000



Superbly-situated detached bungalow comprising entrance hall, lounge/dining room, fitted kitchen, 2 double bedrooms & newly re-fitted bathroom. Driveway & garage. Rear porch/utility room. Lovely front & rear gardens. Countryside views. uPVC double-glazing & gas central heating. No onward chain.



8 SOUTHLAND PARK CRESCENT, WEMBURY, PLYMOUTH P

Accommodation (Accommodation)

uPVC double-glazed front door with feature leaded stained-glass opens into the entrance porch.

ENTRANCE PORCH

Tiled floor and further glazed-timber door opens into the entrance hallway.

ENTRANCE HALLWAY 9'6" x 6'11" (2.90 x 2.11)

Provides a spacious approach to the accommodation. Loft-hatch. Recessed cloak cupboard with additional storage cupboard above. Cupboard housing the combination gas boiler which serves the central heating and domestic hot water.

LOUNGE/DINING ROOM 20'10" x 12'7" (6.35 x 3.84)

A superb light and airy reception room with triple-aspect uPVC double-glazing to the front-side and rear elevations. Lovely views towards the surrounding countryside. Views over the rear garden. Coved ceiling throughout. Fireplace with a stone hearth featuring a fitted gas, remote-controlled living-flame fire.

KITCHEN 11'11" x 9'10" (3.63 x 3.00)

Fitted with a range of base and wall-mounted cabinets with matching fascias and work-surfaces. Stainless-steel single-drainer sink unit. Space for cooker. Space for fridge. Built-in cupboard with slatted shelving. uPVC double-glazed window to the rear plus a glazed door opens into the rear porch/utility room.

REAR PORCH/UTILITY 6'0" x 5'0" (1.83 x 1.52)

Glazed to three sides with a tiled floor. Timber glazed door leads to outside. Plumbing for washing machine. Plus space for further free-standing appliances. Lovely views over the garden.

BEDROOM ONE 11'11" x 11'10" (3.63 x 3.61)

Dual aspect double bedroom with uPVC double-glazed windows. Coved ceiling. Built-in wardrobes.

BEDROOM TWO 10'8" x 9'10" (3.25 x 3.00)

uPVC double-glazed window to the rear elevation over-looking the garden. Coved ceiling.

BATHROOM 7'3" x 7'1" (2.21 x 2.16)

Newly re-fitted bathroom with attractive Travertine tiling to the floor and walls and fitted with a 3-piece white suite comprising a 'P'-shaped bath with central mixer tap, system shower with rose, hose and safety glass screen, vanity wash handbasin with built-in cupboard below and low-level wc. Chrome heated towel rail. Fitted mirrored bathroom cupboards and wall-mounted mirrored cabinet. uPVC obscured-glass double-glazed window. Ceiling spotlighting.

GARAGE 16'0" x 8'0" (4.88 x 2.44)

Up-and-over style door to the front elevation plus a window and door to the rear. Consumer unit. Electric meter. Power and lighting.

OUTSIDE

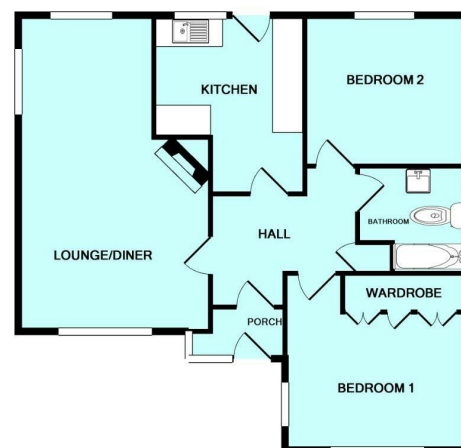
The bungalow is approached via a natural-stone paved driveway which leads to the garage and a matching paved patio area runs around the front of the property accessing the main front door. The remainder of the front garden is laid to chippings with bordering shrub and flower beds. Pathways lead around both side elevations accessing the rear. The rear garden is private and fully-enclosed, with a good-sized lawn and paved patio area leading from the rear of the bungalow, with a pathway weaving down to a raised deck which enjoys a south-westerly aspect. There is a good-sized timber shed and access along both sides of the bungalow. There are mature planted borders screened by copper beech and laurel hedging to one side and further copper beech and laurel hedging, mature shrubs and bushes to the west-facing side.

The rear gardens are laid to lawn with a variety of well-stocked shrub beds together with a paved terrace which runs along the rear elevation of the bungalow. Further patio area with timber shed and views towards the surrounding countryside.

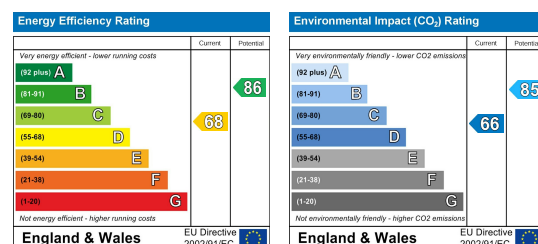
Area Map



Floor Plans



Energy Efficiency Graph



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