



38a Veasy Park

Wembury, Plymouth, PL9 0ES

£395,000



A detached bungalow in a quiet, private location within the popular coastal village of Wembury. The bungalow offers accommodation comprising generous entrance hall, lounge, fitted kitchen, dining room & conservatory. There are 3 bedrooms, family shower room & master ensuite. Level private gardens. Private drive & detached garage.



38A VEASY PARK, WEMBURY, PLYMOUTH PL9 0ES

ACCOMMODATION

Covered entrance with outside light. uPVC front door with obscured glass side panel and cat flap opens into entrance hall.

ENTRANCE HALL 15'3 x 5'3 't'-shape going to 23'2 x 3'6 (4.65m x 1.60m 't'-shape going to 7.06m x 1.07m)

Spacious T-shaped hallway with a large built-in double storage cupboard with hanging rail and shelving. Hatch to fully-insulated, partly boarded roof space with retractable ladder. Laminate wood-effect flooring continues through the hallway into the lounge. Contemporary radiator. Further radiator with thermostat. Small-pane glass double doors open into the lounge on one side and the kitchen/diner on the other.

LOUNGE 14'11 x 14'11 (4.55m x 4.55m)

uPVC double-glazed window over looks the front with a coastal view out to HMS Cambridge and the sea. Obscured glass double-glazed side window. Feature living flame coal-effect gas fire with marble surround. Contemporary radiator. TV point. Coved ceiling. Spot lighting. Telephone point. Audio points for surround sound speakers.

KITCHEN/DINER 19'1 x 10'11 (5.82m x 3.33m)

Continuation of the laminate flooring. Double-aspect room with uPVC double-glazed window to the front and further uPVC double-glazed window over looks the garden. Well fitted with an extensive range of units comprising eye-level wall cupboards, double glass-fronted display cupboard and matching base cupboards and drawers with roll-edged laminate work surfaces over. Tiled surround. Composite 1½ bowl sink unit with mixer tap. Integrated 4-ring gas hob with stainless-steel extractor canopy over. Built-in electric double oven. 2 integrated fridges and freezer with matching door fronts. Extended breakfast bar plus ample space for a dining table and chairs. Contemporary radiator. Coved ceiling with spot lighting. Doorway leads to the utility room.

UTILITY ROOM 5'4 x 5 into cupboard (1.63m x 1.52m into cupboard)

Built-in double cupboard. Space and plumbing for washing machine. Floor-standing gas boiler which serves the central heating and domestic hot water. Radiator. Coved ceiling with spot lighting. Wall-mounted consumer unit. Fully-glazed small pane door opens into the hall and a uPVC double-glazed doors opens into the conservatory.

CONSERVATORY 14'7 x 9'9 (4.45m x 2.97m)

Feature tiled floor. uPVC double-glazed surround with tilt-and-turn sliding door and 2 further door opens to eitherside. Double-glazed glass roof. Power and light.

MASTER BEDROOM 12'10 x 9 plus door recess (3.91m x 2.74m plus door recess)

uPVC double-glazed window over looks the rear. Radiator. TV and telephone points. Coved ceiling.

ENSUITE SHOWER ROOM 9 x 4'10 (2.74m x 1.47m)

Tiling to the walls and floor. 3-piece suite comprising a shower cubicle with over head shower rose and spray hose, vanity wash handbasin with mixer tap and 2 drawer units below and low-level wc. Contemporary radiator. Obscured glass uPVC double-glazed window. Extractor fan.

BEDROOM TWO 10' x 9' (3.05m x 2.74m)

uPVC double-glazed window over looks the rear. Radiator. TV point. Coved ceiling with spot lighting.

BEDROOM THREE 8'7 x 7'2 (2.62m x 2.18m)

Double-aspect room with 2 uPVC double-glazed windows. Radiator. Telephone point. Coved ceiling.

SHOWER ROOM 8'11 x 6'1 (2.72m x 1.85m)

Fully-tiled walls. Laminate flooring. Fitted with a 3-piece white suite comprising a double shower cubicle with system shower and rinsing attachment, vanity wash handbasin with double cupboard below and integrated low-level wc with concealed cistern. Matching double cupboard over with fitted mirror. Spot lighting. Contemporary radiator. Extractor fan. uPVC obscured glass double-glazed window.

GARAGE 18'6 x 9'2 (5.64m x 2.79m)

Up-&-over door. Power and light. uPVC double-glazed window. uPVC courtesy door over looks the rear garden.

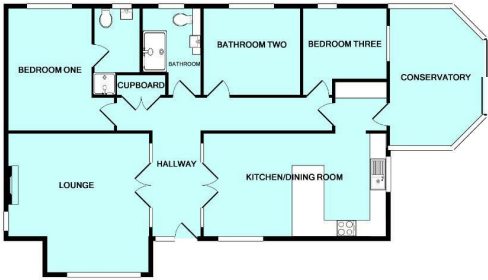
OUTSIDE

To the front there is a brick-paved driveway offering off-road parking for up to 3 cars. The front garden is fully-enclosed with established mature hedgerows. There is a level area laid to lawn with mature yuccas and palms. There is a gate giving access to a small enclosure for housing bins. A further gate opens to the rear and side gardens. The side garden is a mature, established landscaped area laid to timber decking with raised planters stocked with mature yuccas, palms and exotic plants. These are laid to slate chippings for ease of maintenance. There is also a bbq area/chimenea. The decking runs around the side of the conservatory where there is integrated solar powered deck lighting. An archway leads through to the rear garden which is laid to paved pathway and lawn and there is an aluminium framed greenhouse. NB. The property has had planning permission to extend into the loft, creating a dormer bungalow. From the first floor there would be fabulous views out to sea including the Mewstone. This planning has lapsed and would need a re-application. The existing plans are available to view.

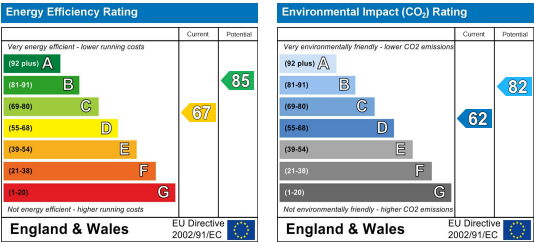
Area Map



Floor Plans



Energy Efficiency Graph



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