



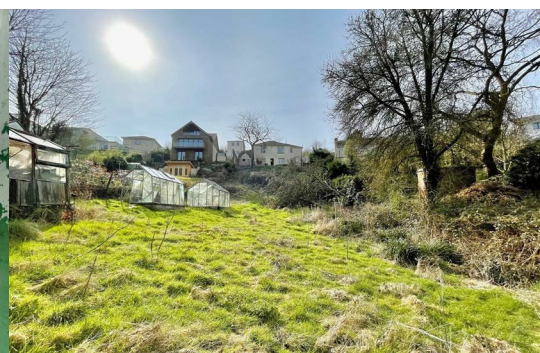
Primrose Villa Wembury Road

Wembury, Plymouth, PL9 0DQ

Price Guide £375,000



An incredibly rare opportunity to acquire this older-style detached property in need of modernisation & development. The property is set in a highly sought-after location & benefits from large gardens with beautiful far-reaching views. The accommodation briefly comprises entrance hall, lounge/dining room, kitchen, 4 bedrooms, bathroom & additional wc. No onward chain.



PRIMROSE VILLAS, PL9 0DQ

ACCOMMODATION

The front door opens into the entrance hall.

ENTRANCE HALL

Providing access to the property's accommodation. Staircase descending to the lower level. At the bottom of the stairs a doorway provides access to the outside.

LOUNGE/DINING ROOM 24'2 x 12'3 (7.37m x 3.73m)

An open-plan dual aspect room with windows to the front and rear elevations. From the rear there are fantastic views over the garden, and woodland towards Dartmoor. Chimney breast with fireplace.

KITCHEN 9'5 x 9'1 (2.87m x 2.77m)

Base and wall-mounted cabinets and work surfaces. Built-in oven and hob. Stainless-steel sink. Wall-mounted Vaillant boiler. Partly-tiled walls. Tiled floor. Space for fridge-freezer. Dual aspect with windows to the front and side elevations. Door leading to outside. Doorway opening to an inner vestibule.

INNER VESTIBULE

Doors to shower room and additional wc.

SHOWER ROOM 7'10 x 5'11 (2.39m x 1.80m)

Large walk-in shower with a fixed glass screen, electric shower system and waterproof panelling to the walls. Wash handbasin and wc. Obscured window to the side elevation. White fully-tiled walls. Storage cupboard.

ADDITIONAL WC

Fitted with a wc. Window to the rear providing lovely views.

BEDROOM ONE 12'4 x 12'1 (3.76m x 3.68m)

Window to the rear elevation providing fabulous views.

BEDROOM TWO 10'7 x 11' (3.23m x 3.35m)

Window to the front elevation.

BEDROOM THREE 12'6 x 10'9 (3.81m x 3.28m)

Window to the rear elevation. Doorway opening into storage.

BEDROOM FOUR 12'6 x 10'8 (3.81m x 3.25m)

Window to the rear elevation. Doorway opening into storage.

OUTSIDE

To the front the gardens are laid to lawn and there is a pathway leading to the main front entrance. To the rear the gardens are extensive and extend to the woodland and include various sheds and greenhouses. There is also an integral workshop/storeroom.

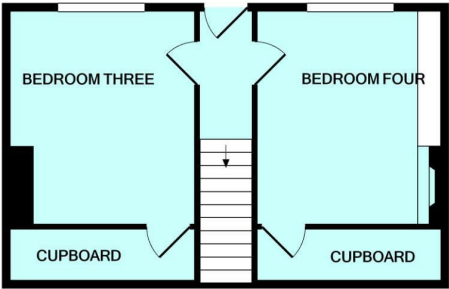
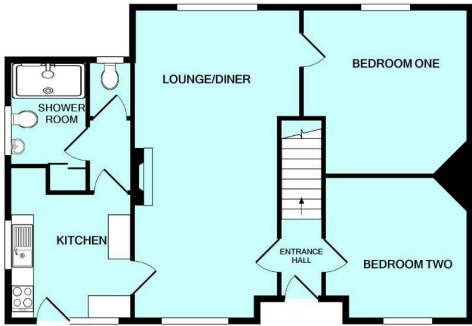
AGENT'S NOTE

Mains services connected include water, gas and electricity. The property has a private drainage system.

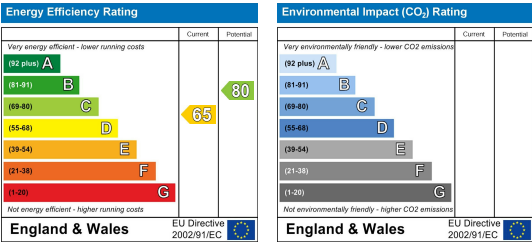
Area Map



Floor Plans



Energy Efficiency Graph



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