



14 Beach View Crescent

Wembury, Plymouth, PL9 0HJ

£499,950



Detached dormer bungalow in a popular, coastal South Hams village, offering 5 bedrooms, 2 reception rooms, kitchen/breakfast room with Aga, family bathroom, separate shower room & 2 ensuites (inc. 'Jack & Jill' bathroom). Sun lounge with a balcony offering a fabulous sea views. Quiet cul-de-sac position with a private drive to the front & fully-enclosed southwest-facing rear garden.



FULL SUMMARY

Detached dormer bungalow in this popular, coastal South Hams village, offering 5 bedrooms, 2 reception rooms, kitchen/breakfast room with Aga, family bathroom, separate shower room and 2 ensuites (including a 'Jack & Jill' bathroom). The property benefits from a first floor sun lounge with a balcony offering a fabulous sea views, including the Mewstone. Situated in a quiet cul-de-sac position with a private drive to the front and a fully-enclosed southwest-facing rear garden. uPVC double-glazing & gas central heating.

14 BEACH VIEW CRESCENT, WEMBURY, PLYMOUTH PL9 0HJ

ACCOMMODATION

Large, covered entrance with a composite wood-effect double-glazed door (and obscured-glass side window) into the entrance hall.

ENTRANCE HALL 17'9 x 6'2 going to 19'8 x 5'1 (5.41m x 1.88m going to 5.99m x 1.55m)

A spacious, light and airy hallway with an attractive tiled floor that runs the full length of the hallway and on into the dining room and lounge. Oak doors (some glazed) to all rooms. Coved ceiling. Storage cupboard with hanging rail. Airing cupboard with slatted shelving and a radiator. Off the main hallway there is a small inner hall which leads through to the garage.

LOUNGE 16'7 x 12'8 (5.05m x 3.86m)

Double aspect with double-glazed French doors opening onto the rear garden and offering views out to sea incorporating the Mewstone. Further window to the side with views out to lower Wembury and the surrounding countryside. wood-burner style remote-controlled gas fire set onto a polished, slate hearth. Off the lounge there is an oak staircase rising to the first floor. Archway through to the dining area.

DINING AREA 11'4 x 7'9 (3.45m x 2.36m)

Double-glazed window overlooking the rear with a sea view. Coved ceiling. Glazed door leading back into the hallway.

KITCHEN/DINING ROOM 17'6 x 12'8 (5.33m x 3.86m)

Double aspect. A spacious, light and airy room with a tiled floor. The kitchen has a range of matching wall cupboards (including a large, shelved larder cupboard) and base units with drawers, and wood-edged work surfaces over - part-laminated and part-tiled - incorporating a stainless-steel one-&-a-half drainer sink unit with mixer tap and double-glazed window overlooking the front garden. Further double-glazed windows to the side and a stable door opening to the rear. Feature gas-fired Aga. Space for further appliances. Plumbing for washing machine. Feature dado rail. Coved ceiling.

BEDROOM ONE 14'4 x 12'8 (4.37m x 3.86m)

Double aspect with double-glazed French doors and side windows, opening onto the patio and garden, with views over lower Wembury and surrounding countryside. Further window to the west elevation with countryside view. Coved ceiling.

ENSUITE SHOWER ROOM 7'9 x 5'10 (2.36m x 1.78m)

Fitted with a 3-piece white suite comprising a shower cubicle, system shower and folding door, wash handbasin with mixer tap and cupboards below and concealed cistern low-level wc. Wall-mounted bathroom cabinet with 2 side cupboards, central mirror with lighting and shaver point. Chrome heated towel rail. uPVC obscured-glass double-glazed window.

BEDROOM TWO 12'3 x 10'6 (3.73m x 3.20m)

Double-glazed window to the front. Coved ceiling. Small-pane fully-glazed door to the inner hall offering easy access to the adjoining shower room.

SHOWER ROOM 7' x 5'6 (2.13m x 1.68m)

Fitted with a 4-piece suite comprising a shower cubicle with a new glass screen, vanity wash handbasin with mixer tap and double cupboard below, low-level wc and matching bidet. Fully-tiled to walls and floor. Extractor fan.

BEDROOM THREE 11'4 x 8'1 (3.45m x 2.46m)

Double-glazed window overlooking the rear with a partial sea view. Coved ceiling. Currently used as a study.

FIRST FLOOR SUN LOUNGE 18' x 11'7 (5.49m x 3.53m)

The sea views from this room are spectacular. Wood-effect laminate floor. uPVC double-glazed window and uPVC double-glazed French doors opening onto the balcony. Doors to bedrooms four and five.

BALCONY 17'10 x 5'7 to rail (5.44m x 1.70m to rail)

Stainless-steel-&-glass surround.

BEDROOM FOUR 25'5 going to 29'3 x 10'10 into eaves (7.75m going to 8.92m x 3.30m into eaves)

3 Velux double-glazed skylight windows. Eaves storage access points - one housing the gas boiler which serves the central heating and domestic hot water.

WALK IN WARDROBE 10'10 x 5'8 (3.30m x 1.73m)

Fitted hanging rails and shelving. Plumbed with a radiator.

BEDROOM FIVE 13'5 going to 19'4 into eaves x 10'4 into eaves (4.09m going to 5.89m into eaves x 3.15m into eaves)

Velux double-glazed skylight window with fabulous sea view incorporating the Mewstone and surrounding countryside. Eaves storage cupboards.

JACK & JILL BATHROOM 10'11 x 6'8 (3.33m x 2.03m)

Fitted with a 5-piece white suite comprising fully-tiled shower cubicle with system shower, basin with double cupboard below, low-level wc, bidet, bath with mixer tap shower head attachment and a tiled surround. Chrome heated towel rail. Shaver point. Extractor fan. uPVC obscured-glass double-glazed window. Doors to bedrooms four and five.

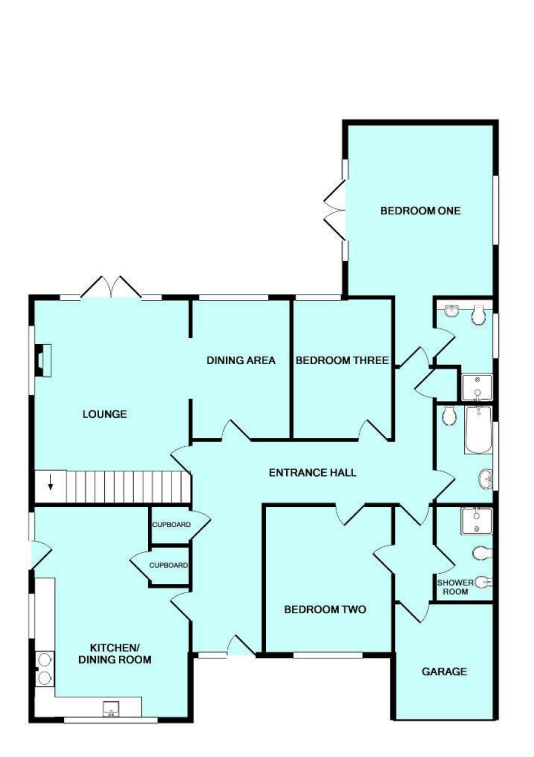
OUTSIDE

To the front a set of double galvanised gates open to a paved driveway with off-road parking for at least 3 cars, a lawn and well-stocked flower and shrub borders. Access along either side of the property to the rear. The rear garden is southwest-facing and fully-enclosed with views from the top patio out to sea. The lawned garden is level with a flowering shrub border and offers a good degree of privacy, enclosed by timber fencing and block wall, with a variety of mature trees including fruit trees such as apple, pear and fig. Timber shed.

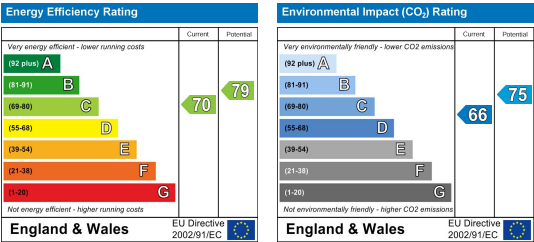
Area Map



Floor Plans



Energy Efficiency Graph



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