Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



71 Mewstone Avenue

Wembury, Plymouth, PL9 0HU

£375,000

2 | 2 | 1 | C

Superbly-presented semi-detached bungalow in a lovely position within the coastal village of Wembury. The accommodation briefly comprises an entrance hall/utility room, lounge with wood burner, inner hallway, 2 generous double bedrooms, family bathroom and a master ensuite shower room to bedroom one. To the rear of the bungalow is an extended kitchen/dining room which overlooks and provides access to the garden. There is a plentiful off-road parking with driveway and garage. The bungalow is on a level plot with gardens to the front and rear. Double-glazing, central heating and owned solar panels.







MEWSTONE AVENUE, WEMBURY, PL9 0HU

ACCOMMODATION
Front door opening into the entrance hall/utility.

ENTRANCE HALL/UTILITY 12'5 x 9'3 (3.78m x 2.82m)
Range of storage cupboards. Work surface. Space for washing machine and tumble dryer. Tiled floor. Window. Multi-pane glazed door opening into the lounge.

LOUNGE 21'3 x 12'3 (6.48m x 3.73m)
Large picture window to the front elevation with views over the garden towards surrounding countryside. Chimney breast with a slate hearth and fitted with a wood burning stove. Fitted flooring.

INNER HALL 6'1 x 5'4 (1.85m x 1.63m)
Providing access to the remaining accommodation. Loft hatch. Fitted flooring.

KITCHEN/DINING ROOM 21'1 x 12'6 at widest point (6.43m x 3.81m at widest point)
An extended room with fitted flooring throughout. Triple aspect with windows to the rear and side elevations together with sliding double-glazed doors opening to the garden. Ample space for dining table and chairs. Kitchen cabinets fitted with matching contemporary gloss fascias with contrasting work surfaces and tiled splash-backs. Single drainer sink unit. Built-in NEFF double oven, both with grills. NEFF induction hob with a glass and stainless-steel illuminated cooker hood above. Integral dishwasher. Space for free-standing fridge-freezer.

BEDROOM ONE 15'9 x 9'1 (4.80m x 2.77m)
Recessed closet with hanging rail and shelving. Windows to the side elevation. Glazed door leading to outside. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 5'4 x 3'10 (1.63m x 1.17m)
Comprising a double-sized shower, wc and basin. Chrome towel rail/radiator. Tiled walls. Tiled floor. Panelled ceiling with inset ceiling spotlights.

BEDROOM TWO 14' x 8'9 (4.27m x 2.67m)
Built-in wardrobes. Window to the rear elevation overlooking the garden.

FAMILY BATHROOM 7'4 x 6' (2.24m x 1.83m)
Comprising a bath with a shower system over and a glass screen, basin and wc with a push-button built into a cabinet providing storage and concealing the cistern. Matching wall cupboard. Chrome towel rail/radiator. Fully-tiled walls. Tiled floor. Panelled ceiling with inset ceiling spotlights. Obscured window to the side elevation.

GARAGE 23' x 11'2 (7.01m x 3.40m)
Remote roller door to the front elevation. Storage cupboards. Power and lighting. Window to the side elevation. Side access door.

OUTSIDE
To the front the garden is laid to chippings for ease of maintenance. A driveway provides access and off-road parking. The drive continues through timber gates and runs alongside the bungalow providing further off-road parking. There is also an area laid to paving, which continues between the bungalow and the garage to the rear garden. The rear garden is laid to paving and lawn. The lawn is bordered by some shrubs and a hedge at the rear.

COUNCIL TAX
South Hams District Council
Council tax band C

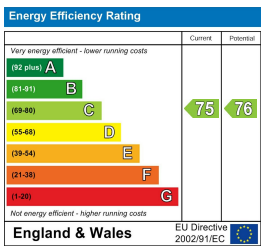
Area Map

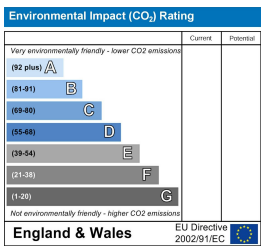


Floor Plans



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.

2 The Broadway, Plymstock, Plymouth, Devon, PL9 7AW
Tel: 01752 401128 | Email: enquiries@julianmarks.co.uk | www.julianmarks.co.uk