



73 Mewstone Avenue

Wembury, Plymouth, PL9 0HU

£425,000



Beautifully-presented semi-detached bungalow which has been extended to provide spacious & comprehensive family accommodation. The bungalow is set within a fantastic plot with large private rear gardens together with a long driveway, garage and front gardens setting the property back from the road. The accommodation comprises an entrance porch, lounge with wood burner, inner hallway, separate dining room, additional sun lounge, ground floor shower room, beautifully-fitted kitchen with a separate utility, 1 ground floor double bedroom and 3 double bedrooms on the first floor together with a shower room/wc. The property has double-glazing & mains gas central heating.



MEWSTONE AVENUE, WEMBURY, PL9 0HU

ACCOMMODATION

Front door opening into the entrance porch.

ENTRANCE PORCH 9'6 x 6'10 at widest point (2.90m x 2.08m at widest point)

Double cupboard, also housing the Worcester gas boiler. Tiled floor. Windows to 3 elevations. Doorway opening into the lounge.

LOUNGE 21'2 x 12'3 (6.45m x 3.73m)

Chimney breast with fireplace incorporating a wood burner set onto a slate hearth with a matching slate surround. Hard wood flooring. Staircase ascending to the first floor. Picture window to the front elevation.

INNER HALL 6' x 5'5 (1.83m x 1.65m)

Providing access to the remainder of the ground floor accommodation. Continuation of the hard wood flooring.

DINING ROOM 12'6 x 10'3 (3.81m x 3.12m)

A superb dining room with sliding double-glazed patio doors to the side elevation. Ample space for dining table and chairs. Hard wood flooring.

SUN LOUNGE 12'1 x 11'3 (3.68m x 3.43m)

A triple aspect room taking advantage of the lovely garden. Windows to 2 elevations and French doors leading to outside. Continuation of the hard wood flooring.

KITCHEN 11' x 9'1 (3.35m x 2.77m)

A superbly-fitted kitchen with a range of base and wall-mounted cabinets with matching fascias, beautiful composite marble-style work-tops with matching splash-backs. Inset one-&a-half bowl sink unit with a mixer tap. Space for cooker. Siemens induction hob. Integral fridge. Inset ceiling spotlights. Window to the side elevation. Internal glazed door with a window to the side opening into the utility room.

UTILITY ROOM 9'2 x 5'11 (2.79m x 1.80m)

Matching cabinets and work surfaces. Stainless-steel single drainer sink unit. Space for 2 appliances beneath the work surface, to include plumbing for washing machine. Larder-style cupboard with shelving. Door leading to outside.

DOWNSTAIRS SHOWER ROOM

Comprising a generous walk-in shower with a fixed glass screen and a built-in shower system, wc with a push button flush and basin with a cabinet beneath. Chrome towel rail/radiator. Partly-tiled walls. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM FOUR/STUDY 14'2 x 8'11 (4.32m x 2.72m)

Situated on the ground floor and currently used as a study. Recessed wardrobe/cupboard with shelving. Separate cupboard with shelving. Window to the rear elevation.

FIRST FLOOR LANDING 14'8 x 7'7 incl stairs (4.47m x 2.31m incl stairs)

Providing access to the first floor accommodation.

BEDROOM ONE 12'2 max x 12'1 (3.71m max x 3.68m)

Double-glazed door with a window to the side providing lovely views including distant sea views.

BEDROOM TWO 12'2 x 8'4 (3.71m x 2.54m)

Window to the rear elevation with lovely views, including distant sea views.

BEDROOM THREE 8'8 x 8'7 (2.64m x 2.62m)

Velux-style window to the front elevation. Recessed linen cupboard/wardrobe fitted with shelving and hanging rail. Walk-in access to the loft, which provides storage and has lighting.

SHOWER ROOM 6'5 x 5'10 (1.96m x 1.78m)

Comprising a corner-style shower with a curved glass enclosure, wc and basin with storage beneath. Chrome towel rail/radiator. Large wall-mounted mirror. Partly-tiled walls. Inset ceiling spotlights. Obscured window with a tiled sill to the side elevation.

GARAGE 20'7 x 9' (6.27m x 2.74m)

Up-&-over door to the front elevation. Window to the rear elevation. Power.

OUTSIDE

The property is approached via a long driveway providing plentiful off-road parking together with an extra area next to the garage. The front garden is laid to lawn and shrubs. A chipping pathway leads to the main front entrance. 2 arched gates provide access to the side and rear gardens. The gardens to the side and rear are exceptional and offer a high degree of privacy and seclusion. They are mainly laid to lawn together with a variety of mature planting, seating areas, patio areas, pond, timber shed, vegetable garden, fruit trees and currant bushes. Outside tap.

COUNCIL TAX

South Hams District Council
Council tax band E

AGENT'S NOTE

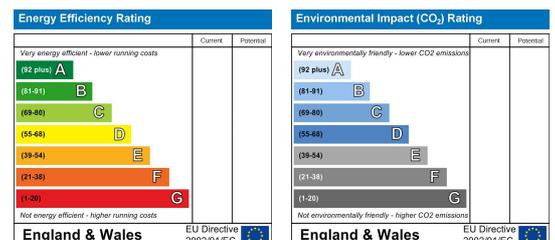
Floor plans to follow.

Area Map



Floor Plans

Energy Efficiency Graph



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