



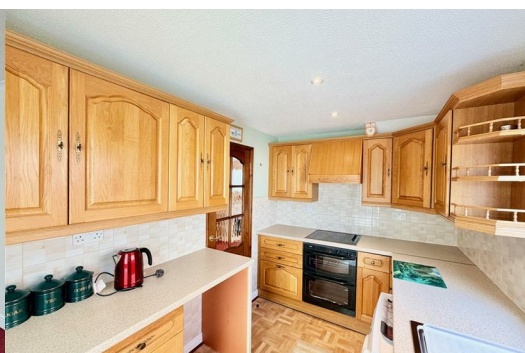
10 Barton Close

Wembury, Plymouth, PL9 0LF

£315,000



Superb opportunity to acquire this semi-detached family property ideal for a first-time buyer or a growing family in the heart of the sought-after village of Wembury. conveniently located close to the ever-popular primary school, playground, playing fields, allotments and with direct access to footpaths and coastal walks. The property offers generous living accommodation, briefly comprises a lounge, separate dining room, kitchen, conservatory, 3 double bedrooms across 3 levels, family bathroom and additional study/dressing room space. Front & rear gardens. Driveway & garage. Double-glazing & gas central heating. Being sold with no onward chain.



BARTON CLOSE, WEMBURY, PL9 0LF

ACCOMMODATION

uPVC panelled double-glazed front door opening into an entrance porch.

ENTRANCE PORCH

Window to the front elevation. Obscured wooden doors opening to the entrance hallway.

ENTRANCE HALLWAY

Providing access to the ground floor accommodation. Stairs ascending to the first floor accommodation.

LOUNGE 13'6 x 12'7 (4.11m x 3.84m)

Feature fireplace and hearth fitted with a gas fire, complemented by lighting to either side of the chimney breast. Under-stairs storage cupboard. Cupboard housing the consumer unit. Large double-glazed window overlooking the front garden. Obscured glazed internal window looking into the porch. Archway leading through to the dining room.

DINING ROOM 8'3 x 10'4 (2.51m x 3.15m)

Double-glazed window to the rear elevation looking into the conservatory. Wooden single-glazed door leading into the kitchen.

KITCHEN 10'9 x 7'23 (3.28m x 2.13m)

Fitted with a range of matching solid wood base and wall units providing ample storage and work space. Inset stainless-steel one-&-a-half bowl single drainer sink. Integrated appliances include a double oven with a ceramic hob and an extractor fan over. Obscured double-glazed window to the side elevation. Obscured double-glazed door with an adjoining window opens into the conservatory.

CONSERVATORY 14'8 x 7'7 (4.47m x 2.31m)

uPVC double-glazed conservatory running the full-width of the property. Power, lighting and heating. Fitted with roof blinds making it suitable to be used all year round. Sliding patio doors opening onto the enclosed south-facing rear garden.

FIRST FLOOR LANDING 7'8 x 6'22 (2.34m x 1.83m)

Providing access to the first floor accommodation. Obscured double-glazed window to the side elevation.

BEDROOM ONE 13'2 x 9'03 (4.01m x 2.82m)

Double-glazed window to the front elevation. Fitted sliding wood panelled and mirrored wardrobes.

BEDROOM TWO 9'3 x 9'2 (2.82m x 2.79m)

To the rear of the property. Double-glazed window providing pleasant views over the rear garden. Useful built-in cupboard/airing cupboard.

FAMILY BATHROOM 6'22 x 6'2 (1.83m x 1.88m)

Fitted with a matching suite comprising a panel bath with a shower over, pedestal wash hand basin and wc. Obscured double-glazed windows to the rear elevation.

STUDY/DRESSING ROOM 10'5 x 6'75 (3.18m x 1.83m)

Obscured double-glazed window to the front elevation. Fitted pine wardrobe housing the Vaillant combi boiler. Further staircase rising to the loft conversion.

LOFT ROOM 15'6 x 12'6 (4.72m x 3.81m)

Providing a superb additional living space/third bedroom. 3 Velux windows to the front and rear elevations providing elevated views over the village. Useful eaves storage concealed within wood cupboards.

GARAGE 22'1 x 10'8 (6.73m x 3.25m)

A generous single garage fitted with cupboards and work-tops. Power and lighting.

OUTSIDE

The garden to the front has mature shrubs and planting. There is an enclosed south-facing rear garden with 2 storage sheds.

COUNCIL TAX

South Hams District Council
Council tax band C

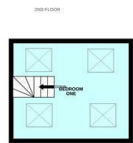
Wembury

Wembury is a sought-after coastal village with a vibrant community situated in the west of the South Hams between the Yealm Estuary and Plymouth Sound within the South Devon area of outstanding natural beauty. Wembury has a beach, well-known for its excellent surfing and rock pooling, which is on the South West Coast Path, as are the riding stables. Close-by is Mount Batten which has a marina and watersports centre. Within Wembury there is a pub and church together with local shop, beauty salons and a sought-after primary school. More comprehensive shopping facilities can be found in Plymstock which is a short drive away from Plymouth city centre with a rail link to London Paddington. There is also a local golf course at Staddon Heights.

Area Map

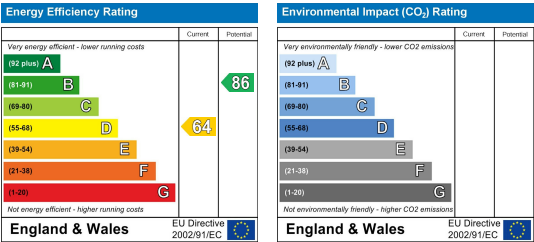


Floor Plans



Made with Metreps C20K

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.