



48 Knighton Road

Wembury, Plymouth, PL9 0EB

£400,000



A chance to acquire this stunning end-terraced cottage, which is beautifully-presented inside with real 'wow' factor accommodation. Briefly, the accommodation comprises an entrance hall/utility with downstairs wc, full-width lounge with beam ceiling & wood burner and an open-plan full-width kitchen/dining room with sliding glass doors opening to the south-facing garden. On the first floor there are 3 bedrooms, family bathroom & master ensuite shower room. The property has central heating, with under-floor to the ground floor and radiators on the first floor and double-glazing.



KNIGHTON ROAD, WEMBURY, PL9 0EB

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL/UTILITY

Providing access to the accommodation. Belfast-style sink with a cabinet beneath and matching wall-mounted cupboards above. Polished granite work surface. Space and plumbing for a washing machine. Alcove with shelving. Coat hooks. Storage cupboard. Tiled floor.

DOWNSTAIRS WC

Fitted with a wc and a pedestal basin. Tiled floor.

LOUNGE

Running the full-width of the property. Fireplace with wood burner. Tiled floor. Feature beamed ceiling. Stairs rising to the first floor.

KITCHEN/DINING ROOM

Ample space for dining table and chairs. Range of kitchen cabinets with a matching island. Polished granite work surfaces. Inset sink with a work-top mounted mixer tap. Induction hob with a cooker hood above. Built-in oven and microwave. Integral fridge-freezer. Built-in dishwasher. Breakfast bar. Tiled floor. Inset ceiling spotlights. Skylight. Sliding double-glazed doors to the rear overlooking the garden and leading to outside.

FIRST FLOOR LANDING

Providing split-level access to the first floor accommodation. Feature vaulted ceiling with Velux-style window. Feature exposed roof timbers. Window to the front elevation.

BEDROOM ONE

Situated to rear of the property. Storage cupboard. Vaulted ceiling. Velux-style window. Sliding double-glazed doors opening to a glass and stainless-steel Juliette-style balcony. From this window there are fabulous views towards the surrounding countryside. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM

Comprising an enclosed tiled shower with an electric shower system, small basin with a tiled splash-back and a cabinet beneath and wc. Chrome towel rail/radiator. Tiled floor. Feature vaulted ceiling with a Velux-style skylight.

BEDROOM TWO

A dual aspect room with windows to the front and side elevations. Additional Velux skylight. Feature vaulted ceiling.

BEDROOM THREE

Obscured window to the side elevation. Loft hatch.

FAMILY BATHROOM

Comprising a bath with a tiled area surround, wc and basin with a tiled splash-back and a cupboard beneath. Chrome towel rail/radiator. Tiled floor. Inset ceiling spotlights. Obscured window to the side elevation.

SHED

Power.

OUTSIDE

To the front is a small cobbled area. Externally-mounted gas and electric meters. A covered canopy protects the main front door. The rear garden enjoys a southerly aspect and has been landscaped. The garden is paved with bordering shrub beds nicely planted with mature shrubs. There is a secondary patio area next to the storage shed, plus an area laid to chippings. A timber gate provides access from the rear to the National Trust pathway, providing lovely walks.

COUNCIL TAX

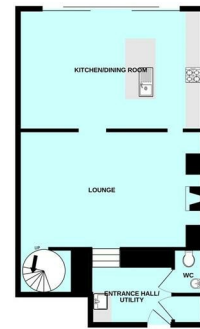
South Hams District Council
Council tax band C

Area Map



Floor Plans

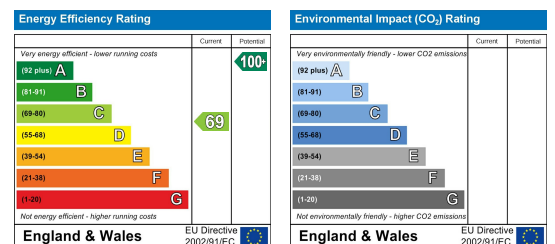
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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