



## 64 Southland Park Road

Wembury, Plymouth, PL9 0HQ

£550,000



A detached property set on a generous plot in a stunning position within Southland Park Road with countryside valley views plus sea views from the garden. The accommodation comprises an entrance hall, triple aspect lounge, fitted kitchen, plus a ground floor double bedroom. On the first floor there are 2 further double bedrooms & shower room. Garage/workshop & driveway. Front, rear & side gardens. Double-glazing & central heating. No onward chain.



## SOUTHLAND PARK ROAD, WEMBURY, PL90 HQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 13'9 x 5'10 (4.19m x 1.78m)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Under-stairs cupboard.

### LOUNGE 20'6 x 11'10 (6.25m x 3.61m)

Triple aspect with windows to the front, side and rear elevations. The windows to the front and side elevations have fitted blinds. Chimney breast with fireplace. Lovely views from the rear.

### KITCHEN 11'11 x 9'10 (3.63m x 3.00m)

Range of base and wall-mounted kitchen cabinets with hard wood work surfaces. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in Bosch microwave. Built-in oven. Separate Bosch hob with a cooker hood above. Space for free-standing fridge-freezer. Integral washing machine. Integral slimline dishwasher. Pull-out bin store. Recessed pantry-style cupboard with shelving. Window to the rear elevation with views. Glazed door leading to outside.

### GROUND FLOOR BEDROOM THREE 11'11 x 9'1 (3.63m x 2.77m)

Window to the rear elevation with lovely views.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the side elevation providing natural light to the staircase. Loft hatch. Storage cupboard. Separate boiler cupboard.

### BEDROOM ONE 15'6 x 14' (4.72m x 4.27m)

A dual aspect room with windows with fitted blinds to the front and side elevations. There are views towards the sea from the side elevation. Eaves storage access.

### BEDROOM TWO 10'3 x 8'5 (3.12m x 2.57m)

Window with a fitted blind to the front elevation.

### SHOWER ROOM 7'8 x 5'6 (2.34m x 1.68m)

Comprising a large walk-in shower with a fixed glass screen, wc and basin. Chrome towel rail/radiator. Waterproof panelling to the walls. Obscured window to the side elevation.

### GARAGE

A detached building currently used as a store, but could be used as a workshop. No vehicle garage door. Twin PVC access doors.

### OUTSIDE

A gravel driveway provides access to the garage/store. The front garden is laid to lawn and shrubs. There is access around both side elevations of the property. The rear garden is laid to lawn and there are fantastic valley/countryside views as well as views to the sea.

### COUNCIL TAX

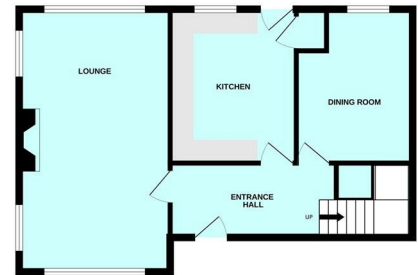
South Hams District Council  
Council tax band E

## Area Map

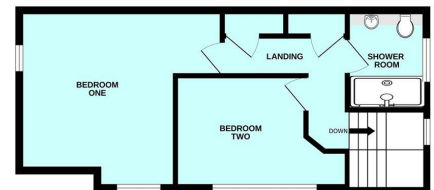


## Floor Plans

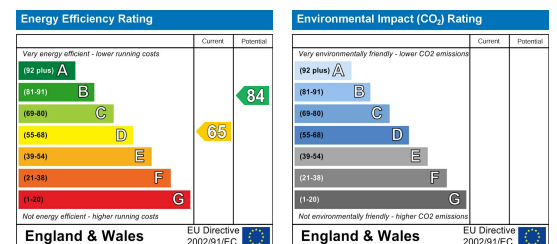
GROUND FLOOR



1ST FLOOR



## Energy Efficiency Graph



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