



## 48 Southland Park Road

Wembury, Plymouth, PL9 0HG

£525,000



Superbly-presented & beautifully-positioned detached dormer property with incredible countryside & sea views. The accommodation briefly comprises an entrance hall, lounge, kitchen/breakfast room, additional dining/family room leading to a conservatory. There is an another sitting room which could be used as a 4th bedroom. There are 3 further bedrooms plus a downstairs shower room/wc & an ensuite shower room to bedroom one. Externally there is a garage, driveway & parking together with a summer house & landscaped gardens. Double-glazing & central heating.





SOUTHLAND PARK ROAD, WEMBURY, PL9 0HG

ACCOMMODATION

Front door opening into the porch.

PORCH

Tiled floor. Further doorway opening into the hallway.

HALLWAY

Hard wood floor. Cloak cupboard. Doors providing access to the ground floor accommodation.

LOUNGE 13'6 x 11'11 (4.11m x 3.63m)

Suspended bay window with fitted blinds to the front elevation. Fireplace with an ornate pewter-style surround, hearth and open grate. Archway leading to a small lobby which has the stairs leading to the first floor.

KITCHEN/BREAKFAST ROOM 15'5 x 12'8 (4.70m x 3.86m)

Superbly-fitted room with matching cabinets, work surfaces and tiled splash-backs. Breakfast bar. Inset one-&-a-half bowl single drainer sink unit with a window over providing lovely views. Free-standing Belling range-style cooker with 5 gas burners, tiled surround and a cooker hood above. Built-in dishwasher. Space for fridge and freezer. Utility cupboard. Work-top lighting. Wall-mounted chrome electric heated towel rail. Additional obscured window to the front elevation. Over-head skylight.

DINING/FAMILY ROOM 24'9 x 7'8 (7.54m x 2.34m)

An open-plan room with ample space for dining table and chairs together with a seating area. The room is dual aspect with windows and a glazed door to the rear elevation plus a corner window with views of the countryside, sea and Mewstone. Open-plan archway leading into the additional sitting room/optional 4th bedroom.

SITTING ROOM/OPTIONAL 4TH BEDROOM 12'6 x 7'10 (3.81m x 2.39m)

Doorway leading into the entrance hall. Obscured window to the side elevation.

CONSERVATORY 14'4 x 6'4 (4.37m x 1.93m)

Windows to 2 elevations. Doorway leading to a small balcony providing lovely views.

BEDROOM THREE 10'4 x 9'5 (3.15m x 2.87m)

Suspended bay window with fitted blinds to the front elevation.

DOWNSTAIRS SHOWER ROOM/WC 7'2 x 6'1 (2.18m x 1.85m)

Comprising an enclosed shower, wc and basin with a cupboard beneath. Additional storage cupboard. Further mirrored storage cupboard. Chrome towel rail/radiator. Fully-tiled walls.

FIRST FLOOR LANDING

Doors either side providing access to bedrooms one and two. Velux skylight to the front elevation.

BEDROOM ONE 15'2 x 10'7 (4.62m x 3.23m)

Window to the rear elevation with lovely countryside views. Additional Velux skylight window to the front elevation. Eaves storage access. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'9 x 3'9 (2.36m x 1.14m)

Comprising an enclosed shower, basin with a cupboard beneath and a wc. Fully-tiled walls. Window with fitted blind to the rear elevation with lovely countryside views.

BEDROOM TWO 15'2 x 7'11 (4.62m x 2.41m)

Window to the rear elevation with lovely countryside views. Additional skylight window to the front elevation. Eaves storage access.

GARAGE 15'10 x 7'11 (4.83m x 2.41m)

Roller door to the front elevation. Power and lighting. Window to the rear elevation.

SUMMER HOUSE 9'6 x 7'10 (2.90m x 2.39m)

Glazed to 2 sides with lovely views over the garden and the surrounding countryside. Power.

OUTSIDE

To the front a driveway runs alongside the property providing off-road parking and leading to the garage. Additional hard stand for further parking in front of the property. The front garden is laid to chippings with inset shrubs for ease of maintenance. A timber gate opens to a pathway leading between the garage and the property accessing the rear garden externally. The rear garden offers a high degree of privacy and seclusion and has areas laid to patio and lawn. There are a variety of shrub and flower beds, chipping pathways and fantastic valley views. There is a sub-floor storage area with power, lighting and a fitted cabinet with inset stainless-steel single drainer sink unit.

COUNCIL TAX

South Hams District Council

Council tax band E

SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

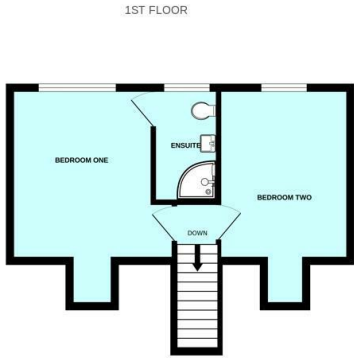
Wembury

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.

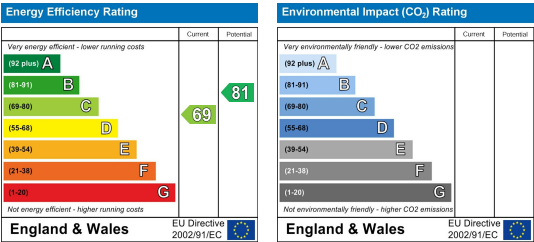
Area Map



Floor Plans



Energy Efficiency Graph



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