



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 8'3 x 7'11 (2.51m x 2.41m)

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 4'9 x 2'11 (1.45m x 0.89m)

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

LOUNGE 19'4 x 12'11 (5.89m x 3.94m)

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 20'1 x 13'6 (6.12m x 4.11m)

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 14'11 x 9'4 (4.55m x 2.84m)

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 9'2 x 3' (2.79m x 0.91m)

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 12'4 x 9'7 (3.76m x 2.92m)

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

BEDROOM THREE 10'8 x 7'3 (3.25m x 2.21m)

Obscured window to the side elevation. Loft hatch.

FAMILY BATHROOM 10'4 x 5'4 (3.15m x 1.63m)

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

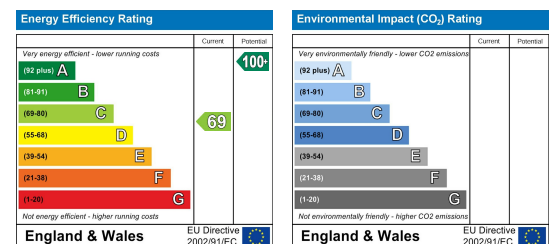
Area Map



Floor Plans



Energy Efficiency Graph



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