



## 5 Langdon View

Wembury, Plymouth, PL9 0FA

£375,000



Superbly-positioned semi-detached house situated in this highly sought-after coastal village. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc, lounge with wood burner plus an open-plan dual aspect kitchen/dining room. On the first floor there are 3 bedrooms with feature vaulted ceilings, family bathroom & an ensuite shower room to bedroom one. Lovely rear garden with a large storage shed and off-road parking to the front. Double-glazing & central heating. Beautifully-presented throughout.



## LANGDON VIEW, WEMBURY, PLYMOUTH PL9 0FA

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 7'2 x 5'5 (2.18m x 1.65m)

Providing access to the accommodation. Fitted hard wood flooring which continues throughout the ground floor. Staircase ascending to the first floor.

### LOUNGE 14' x 10'11 (4.27m x 3.33m)

Dual aspect with windows to the rear and side elevations. Corner-sited wood burner set onto a slate hearth. Feature hard wood flooring.

### KITCHEN/DINING ROOM 18'9 x 9'3 (5.72m x 2.82m)

A superb open-plan dual-aspect room with hard wood flooring throughout. Window with a blind to the front elevation and French windows to the rear overlooking and opening onto the garden. Ample space for dining table and chairs. Range of kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single-drainer sink unit. Built-in oven with a 4-burner gas hob above and a tiled splash-back and cooker hood. Space for fridge-freezer. Integral washer/dryer. Integral dishwasher.

### DOWNSTAIRS CLOAKROOM/WC 5'1 x 4'5 (1.55m x 1.35m)

Fitted with a wc with a concealed cistern and push-button flush and a basin with drawer storage beneath. Chrome towel rail/radiator. Cupboard housing the gas boiler and consumer unit. Hard wood flooring. Partly-tiled walls. Obscured window to the front elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Window to the rear elevation providing views towards the surrounding countryside.

### BEDROOM ONE 11' x 9'11 (3.35m x 3.02m)

Dual aspect with a window to the side elevation and 2 windows to the front elevation - all with fitted blinds and views towards countryside. Space for wardrobes. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 6'11 into shower x 5' (2.11m into shower x 1.52m)

Comprising an enclosed shower with a glass door and built-in shower system, wc and square basin with drawer storage beneath. Chrome towel rail/radiator. Mirrored bathroom cabinet. Tiled floor. Fully-tiled walls. Obscured window to the front elevation.

### BEDROOM TWO 9'11 x 9'2 (3.02m x 2.79m)

Window to the front elevation with countryside views.

### BEDROOM THREE 8'5 x 7'9 (2.57m x 2.36m)

Window to the rear elevation with views over the garden towards countryside.

### FAMILY BATHROOM 8'4 x 6' (2.54m x 1.83m)

Comprising a bath with shower system above and a glass shower screen, wall-mounted basin with drawer storage and wc. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured window to the rear elevation.

### OUTSIDE

There are gardens to the front and rear elevations, which are mainly laid to lawn. Also to the front is a small timber shed and to the rear, a larger storage shed. Within the rear garden there is a raised shrub and flower bed, decking, small areas laid to chippings and a covered canopy adjacent to the rear of the property. A pathway runs from front to rear. There are 2 parking spaces to the front, plus visitor spaces.

### COUNCIL TAX

South Hams District Council  
Council tax band D

### SERVICES

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

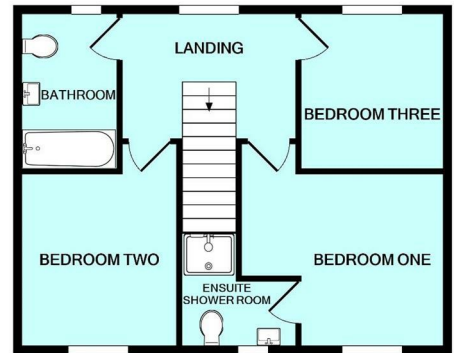
### Wembury

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.

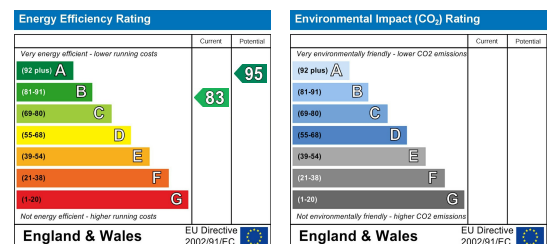
## Area Map



## Floor Plans



## Energy Efficiency Graph



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