Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



20 Mewstone Avenue

Wembury, Plymouth, PL9 0JZ

£375,000

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Superbly-positioned detached house in this highly popular coastal village within the South Hams. The property enjoys a corner plot & lovely sea views. The accommodation briefly comprises an entrance porch, hallway, triple aspect living room, kitchen/breakfast room and a separate utility with a downstairs wc. On the first floor a landing provides access to 3 bedrooms and a bathroom. Other features include an integral garage, driveway, gardens, double-glazing and gas central heating.







MEWSTONE AVENUE, WEMBURY, PL9 0JZ

ACCOMMODATION
Front door opening into the entrance porch.

ENTRANCE PORCH
Windows to 2 sides. Wall-mounted coat hooks. Doorway opening into the hallway.

HALLWAY 9'5 x 6'10 (2.87m x 2.08m)
Providing access to the ground floor accommodation. Staircase ascending to the first floor. Internal window to the front elevation.

LIVING ROOM 21'10 x 11'10 (6.65m x 3.61m)
Triple aspect with windows with fitted blinds to the front, rear and side elevations. Chimney breast with fireplace.

KITCHEN/BREAKFAST ROOM 12'6 x 9'4 (3.81m x 2.84m)
Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Ample space for breakfast table and chairs. Space for free-standing fridge-freezer. Space for free-standing cooker. Space for dishwasher. Floor-mounted Worcester boiler. Under-stairs storage cupboard housing the electric meter. Window to the rear elevation.

UTILITY ROOM 8'3 x 7'6 max dimensions (2.51m x 2.29m max dimensions)
Base-mounted cabinets and work surface. Stainless-steel single drainer sink unit. Space and plumbing for washing machine. Quarry-tiled floor. Windows to 2 elevations. Door to outside. Integral access to the garage. Doorway to the downstairs cloakroom/wc.

DOWNSTAIRS WC 4' x 2'9 (1.22m x 0.84m)
Fitted with a wc. Quarry-tiled floor. Obscured window to the rear elevation.

FIRST FLOOR LANDING 9'5 x 6'5 incl stairs (2.87m x 1.96m incl stairs)
Providing access to the first floor accommodation. Loft hatch. Window to the side elevation.

BEDROOM ONE 11'10 x 11'7 (3.61m x 3.53m)
Built-in wardrobes.Window to the rear elevation.

BEDROOM TWO 10' x 9'10 (3.05m x 3.00m)
A dual aspect room with windows to the front and side elevations. From the side window, there are fabulous views to the sea and Mewstone.

BEDROOM THREE 8'2 x 6'8 (2.49m x 2.03m)
Recessed cupboard with shelving. Window to the front elevation.

BATHROOM 9'4 x 5'11 (2.84m x 1.80m)
Comprising a bath, separate shower with a built-in shower system, pedestal basin and wc. Mirrored cabinet. Fully-tiled walls. 2 obscured windows to the rear elevation.

GARAGE 17'9 x 9' (5.41m x 2.74m)
Up-&-over style door to the front elevation. Integral access to the property. Power and lighting.

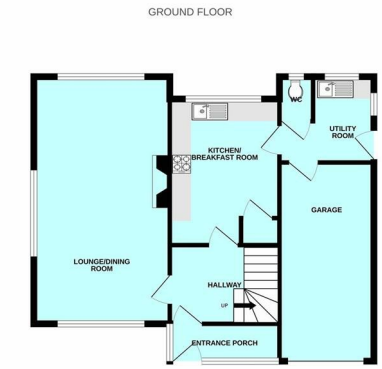
OUTSIDE
A driveway provides access to the property and off-road parking. Access is provided around both side elevations of the house. The gardens are mainly laid to lawn and includes hedging and mature shrubs. There is a brick-built barbecue, greenhouse with a grapevine, patio areas and a timber shed.

COUNCIL TAX
South Hams District Council
Council tax band E

Area Map

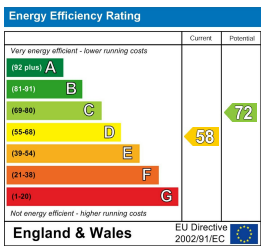


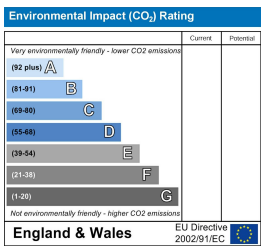
Floor Plans





Energy Efficiency Graph





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