



40 Church Road

Wembury, Plymouth, PL9 0JG

Guide Price £400,000



This property is a real gem. An older-style house tucked away off the beaten track, enjoying mature, private gardens. Spacious accommodation comprising porch, hallway, large lounge & additional sitting room, kitchen & dining room, ground floor bathroom with wc, conservatory, 4 1st floor bedrooms & ensuite shower room. Detached garage & workshop.



40 CHURCH ROAD, WEMBURY, PLYMOUTH PL9 0JG

ACCOMMODATION

An entrance porch leads into the hallway.

HALLWAY 12'10 x 4'7 (3.91m x 1.40m)

Maple flooring. Stairs to the first floor. Doors providing access to the ground floor.

LOUNGE 21'10 x 13'6 (6.65m x 4.11m)

A generous triple aspect room with windows to the front and side elevations. To the rear, French windows open into the conservatory. Chimney breast with fireplace and stone hearth.

DINING ROOM 13'8 x 11'8 (4.17m x 3.56m)

Maple flooring. Window to the rear. Doorway leading to the conservatory. Chimney breast featuring a wood-burner. Under-stairs storage cupboard. Doorway opening into the kitchen.

KITCHEN 12'7 x 8'8 (3.84m x 2.64m)

Base and wall-mounted cabinets, tiled work surfaces and splash-backs. Stainless steel twin-drainer single-bowl sink unit. Space for fridge/freezer. Built-in oven and separate hob. Windows to the side and rear elevations.

SITTING ROOM 12'5 x 11'11 (3.78m x 3.63m)

Dual aspect with windows to the front and side elevations.

CONSERVATORY 26'5 x 7'8 (8.05m x 2.34m)

Glazed to 3 elevations beneath a pitched polycarbonate-glazed roof. Tiled floor throughout. Door leading to outside.

BATHROOM 9'9 x 6'6 (2.97m x 1.98m)

Comprising double-ended bath with centrally-positioned mixer tap, wash handbasin and wc. Recessed storage cupboards. Heated towel rail.

FIRST FLOOR LANDING

Providing access to the bedrooms. Loft hatch.

BEDROOM ONE 13'6 x 9'10 (4.11m x 3.00m)

Dual aspect with windows to the front and side elevations. Distant views to the sea. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 11'10 x 6'4 into shower (3.61m x 1.93m into shower)

Fitted with a tiled shower enclosure, wash handbasin and wc. 2 windows to the side elevation with views to the sea.

BEDROOM TWO 13'7 x 9'10 (4.14m x 3.00m)

Dual aspect with windows to the front and side elevations. Recessed cupboard.

BEDROOM THREE 13'5 x 8'6 (4.09m x 2.59m)

Window to the rear elevation with lovely countryside views.

BEDROOM FOUR 10'4 x 8'6 (3.15m x 2.59m)

Window to the rear elevation with countryside views.

GARAGE/WORKSHOP 19'6 x 18'1 (5.94m x 5.51m)

A detached building constructed beneath a pitched roof. Up-&-over door the front elevation. Bay window. Power and lighting. Staircase ascending to a studio room above with a Velux window. Alongside the garage is a glazed greenhouse/store.

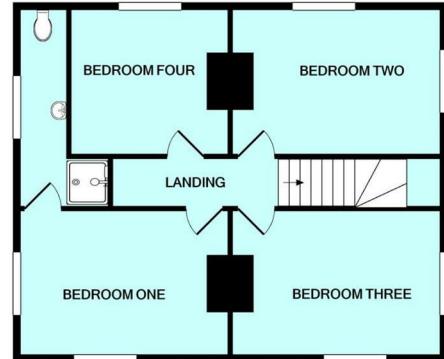
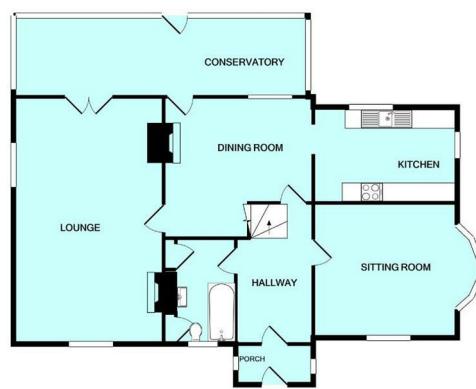
OUTSIDE

The house is approached via a long country lane-style driveway which opens onto a parking/turning area, in turn providing access to the property, garage and workshop. The gardens are beautifully planted with mature shrubs, an area laid to lawn, various pathways and beds. Pathways run around the entire perimeter of the property.

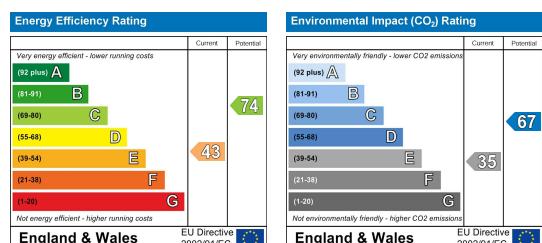
Area Map



Floor Plans



Energy Efficiency Graph



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