



## 23 Veasy Park

Wembury, Plymouth, PL9 0EP

£250,000



Extended end-terraced bungalow in a cul-de-sac location within the popular coastal village of Wembury comprising lounge/dining room, kitchen leading to a conservatory, 3 double bedrooms & modern shower room. Gardens to 3 sides. Single garage. Drive & adjacent hardstand.



**23 VEASY PARK, WEMBURY, PLYMOUTH PL9 0EP**

**ACCOMMODATION**

uPVC obscured double-glazed door leading into the entrance porch area.

**ENTRANCE PORCH 5'6" x 3'6" (1.70 x 1.08)**

Eye-level cupboard housing the electric meter and fuse box. Obscured glazed inner door leading into the lounge/dining room.

**LOUNGE/DINING ROOM 15'9" x 15'5" at its widest points (4.81 x 4.72 at its widest points)**

Double-glazed window to the front. Passageway providing access to 2 bedrooms. Door leading into an inner lobby area. Door leading into the kitchen.

**KITCHEN 11'7" x 9'3" including kitchen units (3.55 x 2.82 including kitchen units)**

Fitted with a series of matching white high-gloss eye-level and base units with granite work tops and tiled splash-backs. Inset single-drainer one-&-a-half bowl stainless-steel sink unit with mixer tap. Space and plumbing for washing machine. Space for electric cooker. Space and plumbing for a fridge/freezer, tumble dryer and dishwasher. Porcelain tiled floor. Sliding double-glazed door leading into the rear conservatory. PLEASE NOTE: the white goods are available for purchase by separate negotiation.

**CONSERVATORY 12'0" x 8'10" (3.66 x 2.70)**

Pitched glass roof. Double-glazed windows to 3 elevations. Sliding double-glazed doors leading out to the rear patio and garden. Light and power.

**INNER LOBBY**

Door to airing cupboard housing the immersion heater. Door to the shower room.

**SHOWER ROOM 7'10" x 5'10" (2.39 x 1.80)**

Fitted with a white suite comprising quadrant-style shower with shower unit, spray attachment and curved doors, pedestal wash handbasin with mixer tap and low-level wc. Fully-tiled walls and floor. Built-in extractor fan. Obscured double-glazed window to the rear.

**BEDROOM THREE 10'4" x 11'10" (3.17 x 3.61)**

Double-glazed window to the rear.

**PASSAGEWAY**

Providing access to bedrooms one and two.

**BEDROOM TWO 10'4" x 12'3" (3.15 x 3.75)**

Dual aspect with double-glazed windows to the front and side elevations.

**BEDROOM ONE 16'7" x 11'1" to the rear of the wardrobe (5.06 x 3.39 to the rear of the wardrobe)**

Dual aspect with double-glazed windows to the front and side elevations. Full-length mirror-fronted wardrobes along one wall providing useful storage and hanging space.

**GARAGE 16'6" x 8'0" (5.04 x 2.45)**

Up-&-over door to the front. Power.

**OUTSIDE**

To the front and side the property is screened by mature conifer trees with an opening leading to the front entrance. To the front and side of the property there is a raised area laid to lawn with various planted areas. A path continues down the side of the property and toward the rear there is a timber shed. The pathway continues around to the rear and opens into the rear patio area. The rear garden is laid mainly to paving for low maintenance, with mature borders, enclosed by timber fencing and walling and includes an aluminium framed greenhouse. Gate providing access to the hardstand. Adjacent drive and single garage.

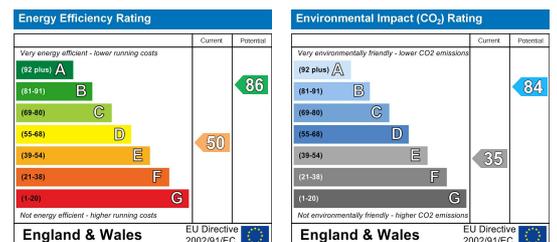
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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