



## 26 Church Road

Wembury, Plymouth, PL9 0JG

**£475,000**



Detached bungalow set in a generous secluded plot in the heart of Wembury village, offering excellent potential with lovely countryside views. The accommodation briefly comprises a porch & hallway, lounge, kitchen/dining room, 3 double bedrooms & a bathroom. Double garage & outbuildings. Generous garden. Double-glazing. In need of updating and being sold with no onward chain.



CHURCH ROAD, WEMBURY, PL9 0JG  
ACCOMMODATION

ENTRANCE PORCH

Leading to the front door, which opens into the entrance hall.

ENTRANCE HALL 9'11 x 5' (3.02m x 1.52m)

Providing access to the accommodation. Storage heater. Double cupboard with slatted shelving and housing the hot water cylinder. Loft hatch.

LOUNGE 13'1 x 11'11 (3.99m x 3.63m)

Stone-built fireplace. Storage heater. Window to the rear elevation overlooking the garden.

KITCHEN/DINING ROOM 14'3 x 9'9 (4.34m x 2.97m)

Ample space for dining table and chairs. Range of cabinets with matching work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space for free-standing appliances. Storage heater. Recessed cloak cupboard with coat hooks and shelving. Separate recessed utility cupboard with shelving and plumbing for washing machine together with an obscured window to the side elevation. Window overlooking the front garden. Doorway to outside.

BEDROOM ONE 13'3 x 9'11 (4.04m x 3.02m)

Window to the rear elevation overlooking the garden. Built-in wardrobes and dressing table. Storage heater.

BEDROOM TWO 9'10 x 9'10 (3.00m x 3.00m)

Window to the front elevation overlooking the front garden. Range of wardrobes and cupboards. Storage heater.

BEDROOM THREE 9'5 x 8'5 (2.87m x 2.57m)

Window to the rear elevation overlooking the garden. Built-in cupboards. Storage heater.

BATHROOM 6'11 x 6'1 (2.11m x 1.85m)

Comprising a bath with a shower system over and a glass shower screen, wc and pedestal basin. Wall-mounted mirror. Partly-tiled walls. Obscured window to the front elevation.

DOUBLE GARAGE 24'3 max depth x 16'6 max width (7.39m max depth x 5.03m max width)

Double-sized up-&-over door to the front elevation. Partly sub-divided through the middle. Rear access door. Power.

OUTSIDE

The bungalow is approached through gates opening onto a driveway, which leads to the property and garage. There are generous gardens to both the front and rear elevations which are laid to lawn and stocked with a variety of mature shrubs. Other features include outbuildings, consisting of 2 timber sheds, greenhouse and masonry storage buildings. The gardens offer a high degree of privacy and seclusion.

COUNCIL TAX

South Hams District Council  
Council tax band E

SERVICES

The property is connected to mains water and electricity. There is private drainage.

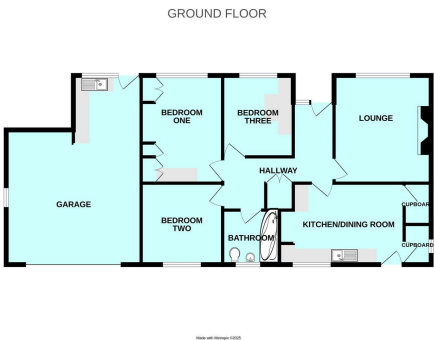
Wembury

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 Plymouth 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.

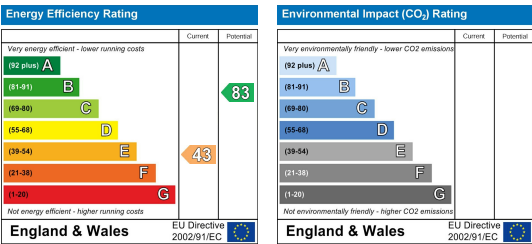
Area Map



Floor Plans



Energy Efficiency Graph



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