



## 52 Church Road

Wembury, Plymouth, PL9 0JG

£525,000



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## CHURCH ROAD, WEMBURY. PL9 0JG

### SUMMARY

Superbly-presented detached bungalow occupying a generous corner plot with a gravel driveway & double garage. To the rear, there are large gardens & the bungalow enjoys views towards the countryside. The accommodation briefly comprises an entrance vestibule, inner hallway, large open-plan lounge/dining room with wood burner, fitted kitchen/breakfast room, 2 ground floor bedrooms & shower room plus a first floor master bedroom with an ensuite shower room. The property has double-glazing & gas central heating.

### ACCOMMODATION

Front door opening into the entrance vestibule.

### ENTRANCE VESTIBULE

4'9 x 3'4 (1.45m x 1.02m)

Dado rail. Fitted flooring. Further glazed door opening into the hallway.

### INNER HALLWAY

14'10 x 7'6 max dimensions (4.52m x 2.29m max dimensions)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Inset ceiling spotlights. Fitted flooring.

### OPEN-PLAN LOUNGE/DINING ROOM

26'10 x 15'2 (8.18m x 4.62m)

A superb open-plan room, which is triple aspect featuring a full-height window to the rear elevation and sliding glazed patio doors to the side providing lovely views towards the surrounding countryside. Wood burner set onto a slate hearth. Fitted flooring throughout.

### KITCHEN/BREAKFAST ROOM

17'10 x 8'7 (5.44m x 2.62m)

Comprehensive range of matching cabinets and work surfaces. Matching breakfast bar. Inset stainless-steel one-&-a-half bowl single drainer sink unit. Built-in double oven and grill. Inset hob with a splash-back and cooker hood above. Built-in integral fridge/freezer. Built-in slimline dishwasher. Plinth lighting. Inset ceiling spotlights. Dual aspect with a window with a fitted blind to the front elevation and French doors to the rear leading to the garden.

### BEDROOM TWO

14'5 into bay & to wardrobe rear x 11'6 (4.39m into bay & to wardrobe rear x 3.51m)

Bay window to the front elevation. Built-in wardrobes. Picture rail.

### BEDROOM THREE

12' max depth x 11'5 (3.66m max depth x 3.48m)

Bay window with fitted blind. Picture rail.

### GROUND FLOOR SHOWER ROOM

8'1 x 6'2 (2.46m x 1.88m)

Fitted with a large walk-in shower with a fixed glass screen, basin with drawer storage beneath and wc with a push-button flush. Matching cabinet. Recessed cupboard housing the gas boiler. Wall-mounted mirror with integral lighting. Fully-tiled walls. Fitted flooring. Obscured window to the rear elevation.

### FIRST FLOOR LANDING

Providing access to bedroom one. Storage cupboard.

### BEDROOM ONE

12'9 x 11'7 (3.89m x 3.53m)

Window with a fitted blind to the front elevation.

Eaves-style wardrobes with hanging rails. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

6'10 x 4'9 (2.08m x 1.45m)

Comprising an enclosed shower, basin with a cupboard beneath and a mirror above with integral lighting and a fitted wc with a push-button flush and a cupboard to the side. Chrome towel rail/radiator. Fully-tiled walls. Fitted flooring. Window with a fitted blind to the rear elevation with lovely countryside views.

### GARAGE ONE/UTILITY

17'3 x 7'8 (5.26m x 2.34m)

Up-&-over door to the front elevation. Power and lighting. Plumbing for washing machine. Side access door.

### GARAGE TWO

17'1 x 10'4 (5.21m x 3.15m)

Up-&-over door to the front elevation. Power and lighting

### OUTSIDE

The bungalow is approached via a chipping driveway, providing ample parking and access to the main front entrance and garages. The rear garden has been landscaped and is mainly laid to lawn with shrub

borders. There is a generous decking area providing nice countryside views and outside lighting.

### COUNCIL TAX

South Hams District Council  
Council tax band C

### 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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

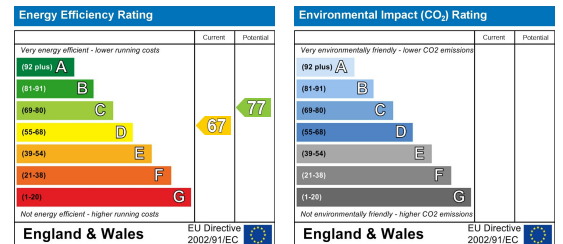


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## Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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