



## 27 Wembury Road

Elburton, Plymouth, PL9 8HQ

**Offers Over £325,000**



A beautifully-presented older-style extended semi-detached house in a lovely position close to Elburton village. The property enjoys a large rear garden with lovely views together with drive, parking & garage. Briefly, the accommodation comprises an entrance hall, open-plan lounge/dining room with wood burner, open-plan kitchen/dining room to the rear with balcony, 3 bedrooms & first floor shower room. Mezzanine/loft storage & cellar. Double-glazing & central heating.



## WEMBURY ROAD, PLYMSTOCK, PL9 8HQ

### ACCOMMODATION

Front door opening into the hall.

#### HALL 15'4 x 5'11 (4.67m x 1.80m)

Providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard. Additional utility cupboard with an internal shelf and space for a washing machine and tumble dryer. Cupboard with shelving. 2 windows to the side elevation.

#### LOUNGE/DINING ROOM 25' into bay x 11'7 (7.62m into bay x 3.53m)

A lovely open-plan room with fitted flooring throughout. Bay window with a window seat to the front elevation. Chimney breast with wood burner with storage and shelving either side. Second chimney breast with an attractive arched recess, which is currently used as a log store. Partly-glazed double doors opening into the kitchen/dining room.

#### KITCHEN/DINING ROOM 18'4 x 13'8 (5.59m x 4.17m)

Running the full-width of the property with ample space for table and chairs. Range of fitted cabinets with matching work surfaces and splash-backs. Breakfast bar. Inset one-&a-half bowl single drainer sink unit. Inset stainless-steel 4-burner gas hob with a cooker hood above. Built-in double oven and grill. Built-in wine rack. Space and plumbing for dishwasher. Space for an American-style fridge-freezer. 2 windows with fitted blinds to the rear elevation providing lovely views over the garden towards the surrounding area and Dartmoor and the South Hams countryside in the distance. French doors with fitted blinds to the rear opening onto the balcony.

#### GROUND FLOOR BATHROOM 8' x 5'11 (2.44m x 1.80m)

Comprising a bath with tiled area surround and a mixer tap shower over, wc and pedestal basin. Feature period radiator with a towel rail above. Mirror. Tiled floor. Obscured window to the side elevation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Recessed boiler cupboard with slatted shelving and housing the boiler. Window with a fitted blind to the front elevation.

#### BEDROOM ONE 18'10 x 11'7 (5.74m x 3.53m)

A generous double bedroom with built-in bedside cabinets either side of the chimney breast. Range of built-in wardrobes and dressing table. Fitted flooring. Window to the rear elevation with fabulous views over the area towards the South Hams countryside.

#### BEDROOM TWO 11'6 x 11'9 (3.51m x 3.58m)

Built-in wardrobes and drawer units either side of the chimney breast. Fitted dressing table. Window to the front elevation.

#### BEDROOM THREE 12'10 x 6'1 (3.91m x 1.85m)

Feature vaulted ceiling to the rear elevation. Dual aspect with windows to the side and rear elevations with views. Fitted timber ladder providing access to the mezzanine and loft storage.

#### SHOWER ROOM 7'5 x 2'7 (2.26m x 0.79m)

Comprising an enclosed shower, wall-mounted basin and wc with a concealed cistern. Wall-mounted chrome towel rail/radiator. Fully-tiled walls. Obscured window to the side elevation.

#### GARAGE 15'7 x 7'7 (4.75m x 2.31m)

Timber bi-folding sliding door to the front elevation. Double-glazed rear access door. Inspection pit. Power and lighting.

### OUTSIDE

To the front, is a brick-paved parking area together with a matching brick-paved driveway running down the side of the property to the garage. Outside tap. A matching brick-paved path runs along the front elevation. The large rear garden has a substantial decking area together with areas laid to paving beyond which the garden is laid to lawn together with shrubs and a variety of fruit trees. There is a timber shed, sub-floor storage and lovely views.

### COUNCIL TAX

Plymouth City Council  
Council tax band C

### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

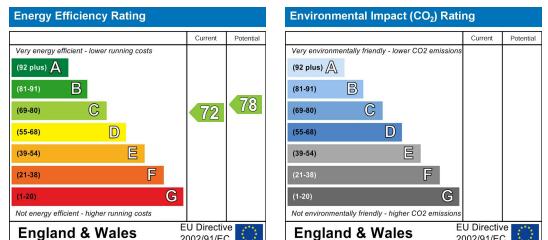
## Area Map



## Floor Plans



## Energy Efficiency Graph



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