Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



77 Knighton Road

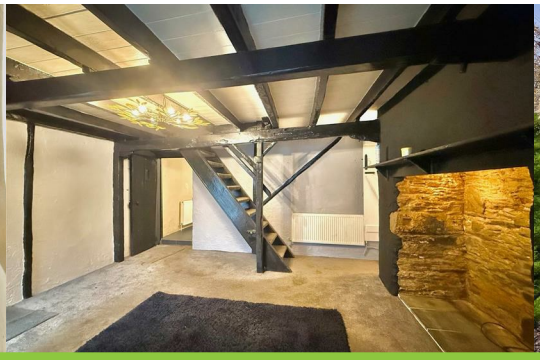
Wembury, Plymouth, PL9 0EA

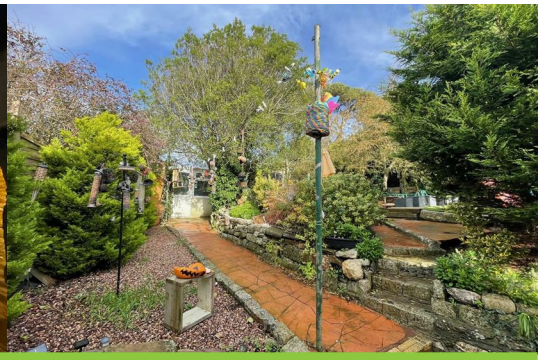
Offers Over £200,000

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Located in the South Hams coastal village of Wembury is this end of terraced character cottage with very generous gardens. The cottage is located within walking distance of the local amenities & has 2 outbuildings. The accommodation briefly comprises a sitting room, kitchen, 3 bedrooms, bathroom & small ensuite shower room. Double-glazing & gas central heating. With lots of character features & pleasant garden, a viewing is highly recommended.







KNIGHTON ROAD, WEMBURY, PL9 0EA

ACCOMMODATION

LIVING ROOM 13'5" x 12'5" (4.1 x 3.8)
Stairs ascending to the first floor. Doors opening to the ground floor accommodation. Exposed beam ceiling. Built-in cupboards. Window to the front elevation.

KITCHEN 15'1" x 6'5" (4.6 x 1.98)
Matching wall and base units with straight-edged work surfaces. Butler-style sink with mixer tap. Built-in electric oven and gas hob. Other built-in appliances include dishwasher, fridge and freezer. Space for a washing machine. Window to the rear elevation. Door leading to the rear garden.

BATHROOM 11'9" x 5'6" (3.59 x 1.69)
Panel bath with mixer tap over, shower attachment and shower screen, low level wc and pedestal wash hand basin. 2 rolled-top work surfaces with cupboard storage beneath. Towel rail/radiator. Wall-mounted gas combi boiler. Tiled floor. Inset ceiling spotlights. Obscured windows to both the side and rear elevations.

BEDROOM ONE 10'9" x 7'1" (3.3 x 2.18)
Exposed beamed ceiling. Window to the rear elevation. Opening through to the ensuite shower room.

ENSUITE SHOWER ROOM 4'11" x 3'11" (1.5 x 1.2)
Low level wc, wall-mounted wash hand basin and fully-tiled mains-fed corner shower unit. Obscured window to the rear elevation.

BEDROOM TWO 12'5" x 6'6" (3.8 x 2.0)
Window to the front elevation.

BEDROOM THREE 6'6" x 8'2" (2 x 2.5)
Window to the front elevation.

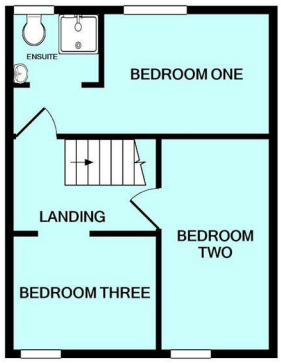
OUTSIDE
To the rear there is a generous-sized garden with well-stocked borders and is enclosed by hedging and fencing. There is a patio area, an artificial grassed area which currently houses play equipment for young children, 2 built-in kennels and an outbuilding which could be used as a summer house or further storage. Further storage shed with power and light.

Area Map

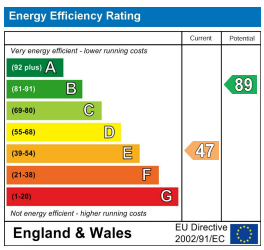


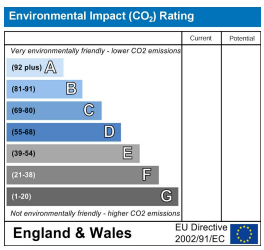
Floor Plans





Energy Efficiency Graph





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