



10 Southland Park Road

Wembury, Plymouth, PL9 0HF

Offers Over £540,000



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ACCOMMODATION

ENTRANCE PORCH

7'6 x 4'6 (2.29m x 1.37m)

Double-glazed windows to 3 elevations. Tiled floor. Further doorway opening into the hallway.

ENTRANCE HALL

18'10 x 4'5 (5.74m x 1.35m)

Providing access to the ground floor accommodation. Delft rack. Recessed airing cupboard with slatted shelving, a hanging rail and plumbed with a radiator. Feature staircase ascending to the first floor. Vaulted ceiling. Over-head Velux skylight.

LOUNGE

17'10 x 12'10 (5.44m x 3.91m)

A dual aspect room with a suspended bay window to the front elevation and 2 obscured windows with fitted blinds to the side elevation. Chimney breast with a 'Living Flame' gas fire. Hard wood bamboo flooring.

OPEN-PLAN KITCHEN/DINING ROOM

21' x 19'6 max dimensions (6.40m x 5.94m max dimensions)

A stunning open-plan room with ample space for the dining table and chairs. Range of kitchen cabinets with matching fascias complemented by polished quartz work surfaces. The kitchen also features an island. Inset sink with a mixer tap above featuring a hot water boiling tap. Space for range-style cooker with a glass splash-back. Integral dishwasher and washer/dryer. Space for an American-style fridge-freezer. Wall-mounted

cupboard concealing the electric meter and consumer unit. Electric under-floor heating. Dual aspect with windows to the rear and side elevations. French doors to the rear leading to outside.

BEDROOM TWO

14'3 into alcove x 11'10 (4.34m into alcove x 3.61m)

Window with fitted Venetian blind to the front elevation. Alcove fitted with shelving and hanging rail.

BEDROOM FOUR

12'5 into alcove x 9'6 (3.78m into alcove x 2.90m)

Window with fitted Venetian blind to the rear elevation with views over the garden.

DOWNSTAIRS SHOWER ROOM/WC

6'8 x 5'3 (2.03m x 1.60m)

Comprising an enclosed tiled shower and fitted with a Mira Sport shower system and a glass door, basin and wc. Fused socket for heating mirror/shave point. Towel rail/radiator. Extractor. Tiled walls. Obscured window to the rear elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE

12' x 11'2 (3.66m x 3.40m)

Window with fitted Venetian blind to the front elevation. Walk-in wardrobe with double doors. Further doorway providing walk-in loft access with power and lighting and access to further eaves storage.

BEDROOM THREE

11'8 x 8'9 (3.56m x 2.67m)

Window with fitted Venetian blind to the front elevation.

Built-in boiler/airing cupboard with a hanging rail, lighting and plumbed with a Worcester gas combination boiler.

BATHROOM

6'3 x 5'7 (1.91m x 1.70m)

Comprising a bath with a mixer tap shower system over, wc and basin with a storage cabinet. Wall-mounted chrome towel rail/radiator. Fully-tiled walls. Velux skylight.

GARAGE

22'1 x 12'4 (6.73m x 3.76m)

Up-&-over door to the front elevation. Power and lighting. Windows to the side and rear elevations.

OUTSIDE

To the front there is a full-width gravel driveway providing ample off-road parking. The driveway continues alongside the property accessing the garage. The rear garden is mainly laid to lawn together with areas laid to chippings, shrub and flower beds, raised vegetable garden and a timber garden bar with a further storage shed behind.

COUNCIL TAX

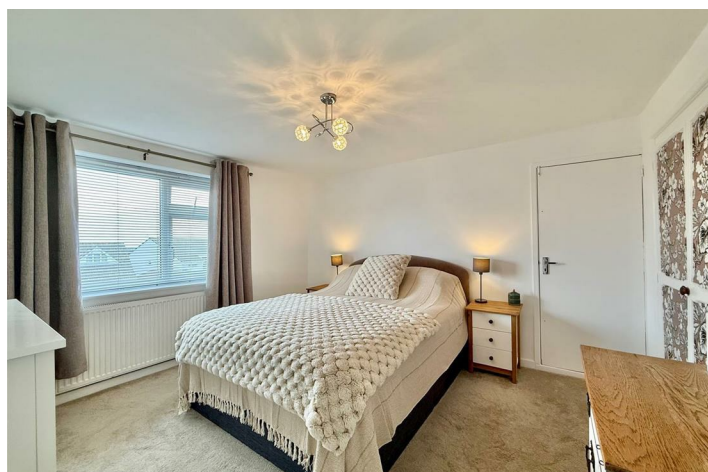
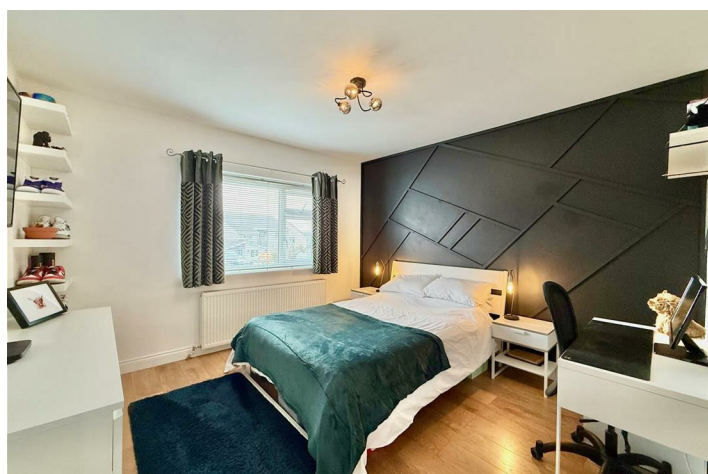
South Hams District Council
Council tax band F

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



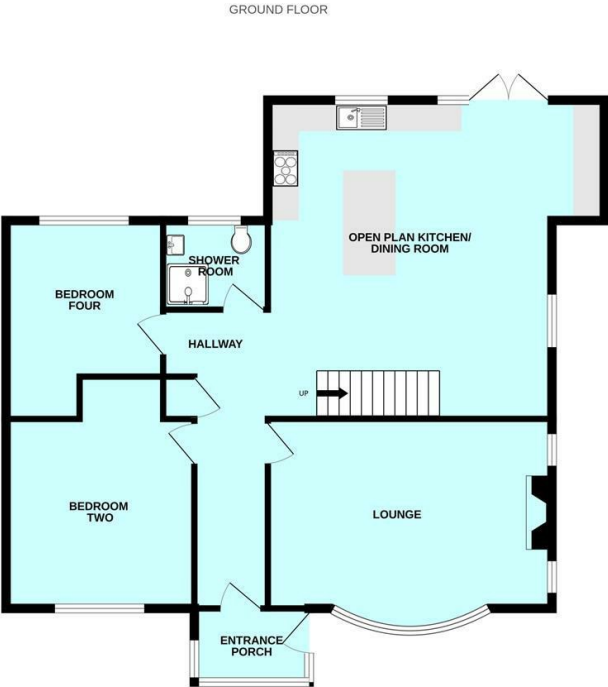
Hybrid Map



Terrain Map



Floor Plan

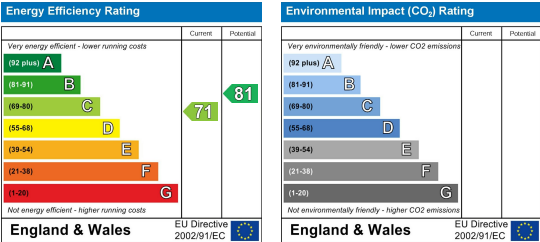


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Viewing

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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