



## 22 Southland Park Road

Wembury, Plymouth, PL9 0HF

**£450,000**



Superbly-positioned detached dormer bungalow occupying a generous plot with uninterrupted countryside views. The accommodation is in need of updating & briefly comprises an entrance hall, extended lounge/dining room & kitchen, 4 bedrooms, 2 on the ground floor & 2 on the first floor, ground floor shower room, which has been refurbished, & first floor wc. Other features include a garage, driveway, oil-fired central heating & some double-glazing.





SOUTHLAND PARK ROAD, WEMBURY, PL9 0HF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 9'7 x 6'7 (2.92m x 2.01m)

Providing access to the ground floor accommodation. Stairs to the first floor. Recessed cupboard with slatted shelving. Further recessed cloak cupboard fitted with hanging rail and shelf.

LOUNGE/DINING ROOM 26'10 x 12'7 max width (8.18m x 3.84m max width)

An extended triple aspect room with windows to the front and side elevations together with sliding doors opening onto a timber balcony with galvanised balustrade. From the balcony, steps lead down to the garden. Ample space for seating and dining. Tiled fireplace with a matching hearth.

KITCHEN 18'2 max depth x 9'11 (5.54m max depth x 3.02m)

Range of base and wall-mounted cabinets with matching fascias and work surfaces. Breakfast bar. Built-in double oven and grill. Inset hob with a cooker hood above. One-&-a-half bowl single drainer sink unit. Space and plumbing for dishwasher. Space for separate fridge and freezer beneath the work surface. Larder/pantry cupboard with shelving. Partly-tiled walls.

BEDROOM ONE 12' x 11'11 (3.66m x 3.63m)

Dual aspect with windows to the front and side elevations. Range of built-in bedroom furniture including wardrobes, cupboards, bedside cabinets and dressing table.

BEDROOM FOUR/OPTIONAL STUDY 10'7 x 9' (3.23m x 2.74m)

Window to the rear elevation overlooking the garden and countryside beyond.

SHOWER ROOM 8'1 x 5'6 (2.46m x 1.68m)

The shower room has been refurbished with waterproof panelling to the walls and comprises a large walk-in shower with a glass screen and a wc with a push-button flush and basin set into a cabinet providing storage. Illuminated mirrored medicine cabinet. Chrome towel rail/radiator. Panelled ceiling. Inset ceiling spotlights. Obscured window to the side elevation.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the rear providing fabulous countryside views.

BEDROOM TWO 12'6 x 11' (3.81m x 3.35m)

Window to the rear elevation with lovely views.

BEDROOM THREE 10'10 x 10'5 (3.30m x 3.18m)

Window to the rear elevation with lovely views. Eaves access.

FIRST FLOOR WC 7'9 x 3'6 (2.36m x 1.07m)

Fitted with a pedestal basin with a tiled splash-back and wc.

GARAGE 19'6 x 10'11 (5.94m x 3.33m)

Up-&-over style garage door to the front. Floor-mounted oil-fired boiler. Plumbing for washing machine. Consumer unit. Electric meter. Window to the rear. Doorway leading to outside.

OUTSIDE

The property is approached via a driveway providing off-road parking and access to the garage. There is a further tarmac parking area in front of the property and access to the front door. The front garden is laid to lawn with bordering shrubs and hedging. Through a timber gate, a pathway leads around the side of the property accessing the rear garden. The rear garden provides a generous outside space and is mainly laid to a level lawn together with split-level patio areas and the balcony. From the rear garden there are fabulous countryside views.

COUNCIL TAX

South Hams District Council  
Council tax band E

SERVICES

The property is connected to mains electricity, water and drainage. There is oil-fired central heating.

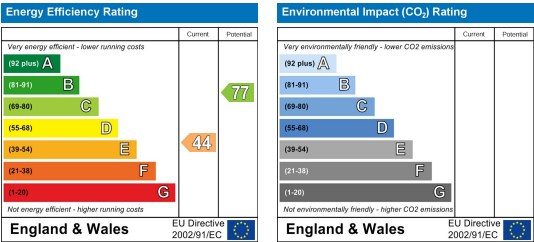
Area Map



Floor Plans



Energy Efficiency Graph



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