# Julian Marks | PEOPLE, PASSION AND SERVICE



# 1 Wotter Bungalows

Wotter, Plymouth, PL7 5HW

# Offers Over £450,000









Located within the picturesque village of Wotter, on the south-western edge of Dartmoor, just 10 minutes north of Plympton is this detached family home. The accommodation briefly comprises an entrance porch & hallway, kitchen/diner with separate utility, lounge, conservatory, 3 bedrooms, bathroom & separate wc. Externally there is a detached double garage & a driveway providing ample off-road parking. The generous southerly-facing garden wraps around the property & enjoys magnificent far-reaching countryside views.



#### WOTTER BUNGALOWS, WOTTER, PLYMOUTH PL7 5HP

#### **ACCOMMODATION**

uPVC double-glazed sliding doors to the side providing access into the entrance porch.

#### ENTRANCE PORCH 7'6" x 7'1" (2.30 x 2.17)

Open access into the utility. Obscured aluminium single-glazed door leading into the entrance hallway. Small wood-framed single-glazed window facing into the entrance hallway. Large uPVC double-glazed window to the front elevation. Tiled floor which continues into the utility room.

# UTILITY ROOM 8'2" x 7'11" (2.51 x 2.42)

Wall-mounted cupboards. Roll-edged laminate worktop with spaces for washing machine. tumble dryer and dishwasher beneath. Space for a free-standing fridge/freezer. uPVC double-glazed window to the rear elevation.

#### ENTRANCE HALLWAY 7'3" x 6'2" (2.21 x 1.89)

Sliding wooden-framed door with inset obscured glass, leading into the kitchen/diner.

# HALLWAY 23'0" x 3'6" (7.03 x 1.08)

7.03m (from the back wall of the entrance hallway) Doors providing access to the bedrooms, bathroom and separate wc. Wood-framed sliding door with inset obscured glass leading to the lounge.

#### KITCHEN/DINER 18'1" x 6'2" going to 11'4" (5.53 x 1.89 going to 3.47)

Sliding wood-framed door with inset patterned glass opening into the lounge. Range of matching base and wall-mounted units incorporating a laminate wood-effect roll-edged worktop with a 4-ring induction hob with an extractor hood over and a stainless-steel dual sink with mixer tap. Integrated electric oven. uPVC double-glazed windows to the side and rear elevation. Aluminium single-glazed sliding window on the wall adjoining the conservatory.

# LOUNGE 16'5" $\times$ 11'5" in the alcove narr to 9'10" (5.01 $\times$ 3.48 in the alcove narr to 3.01)

Set of aluminium double-glazed sliding doors leading to the conservatory with a uPVC double-glazed window beside looking into the conservatory. Wood-framed sliding door with inset obscured glass leading to the hallway. Stone fire surround with a working log-burner.

# CONSERVATORY 10'9" x 9'8" (3.28 x 2.97)

 $\mbox{uPVC}$  double-glazed sliding doors opening to the rear garden with a full-length  $\mbox{uPVC}$  double-glazed window to the side.

## BEDROOM ONE 13'4" x 10'10" (4.08 x 3.32)

Fitted wardrobes. uPVC double-glazed window to the rear elevation.

# BEDROOM TWO 10'10" x 9'10" (3.32 x 3.02)

Fitted wardrobes. uPVC double-glazed window to the side elevation.

## BEDROOM THREE 11'11" x 7'10" (3.64 x 2.41)

uPVC double-glazed window to the front elevation.

# BATHROOM 7'4" x 6'5" (2.24 x 1.96)

Panelled bath with electric shower and glass shower screen and a vanity wash handbasin with mixer tap. Obscured uPVC double-glazed window to the front elevation.

### SEPARATE WC 6'5" x 2'11" (1.96 x 0.89)

Back-to-wall toilet. Obscured uPVC double-glazed window to the front elevation.

#### **OUTSIDE**

The property is approached via a private driveway providing ample off-road parking and leading to the detached double garage. A metal gate then provides access to a footpath which leads to the front porch and around the entire property. The rear garden is southerly-facing and a generous space with stunning far-reaching views across the countryside. There is a patio which wraps around the entire property and includes 2 seating areas. The rest is laid to level lawn. Shed with power.

# DETACHED DOUBLE GARAGE

Electric door. Power and lighting. Overhead storage.

#### AGENT'S NOTE

The property owns its solar panels which were installed in 2015.

#### **COUNCIL TAX**

South Hams District Council

Council Tax Band: C

#### **SERVICES**

The property is connected to mains electricity, water and drainage.

#### WHAT3WORDS

///worlds.balance.trouble

# **Area Map**

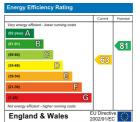


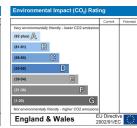
#### Floor Plans

GROUND FLOOR



# **Energy Efficiency Graph**





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