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Rosemary Close



, Rosemary Close, Wotter, Plymouth, PL7 5HY



### SITUATION

Wotter is situated just outside the peaceful village of Shaugh Prior, which offers excellent community spirit and great amenities including a public house, church, primary school and nearby farm shop. Wotter also benefits from its own Doctors surgery. The open expanses of Burrator, Sheepstor and the beautiful National Trust woodland of the Plym Valley are all nearby and offer fantastic outdoor facilities such as walking, horse riding and golf. Regular local bus services run into the City Centre and surrounding towns as well as the daily service to the well regarded Ivybridge Community College. There are wider shopping facilities available in Plympton (5 miles) which include doctors, dentists and various shops and easy access to the A38 Devon Expressway. The Ocean City of Plymouth boasts one of the most natural harbours in the world and offers a more extensive shopping experience and facilities along with a variety of Theatres, Cinemas and the sought after Royal William Yard with a choice of restaurants, galleries and bespoke shops. Derriford Hospital and the business districts on the northern side of the City are also within easy reach. There is a mainline train service to London Paddington and to Penzance in Cornwall. Brittany Ferries operates seasonal services from Plymouth to France and northern Spain.

### DESCRIPTION

This attractive, detached bungalow was built 23 years ago and is situated on an elevated plot with beautiful far reaching views. The accommodation is light and spacious throughout with a pleasant outlook to both the front and rear aspects of the property.

### ACCOMMODATION

Enter via the porch and directly into the entrance hallway with doors leading to the attractive, traditional fitted kitchen with a

pleasant outlook over the rear garden and has ample space for a breakfast table – door to utility room and access to garden, the dual aspect sitting room is light and spacious with a feature fireplace and stunning views to the front aspect of the property - the dining room is accessed via both the kitchen and sitting and has sliding doors out to the garden. The hallway also provides access to the family three-piece bathroom and three double bedrooms. Bedroom three is currently utilised as a study and overlooks the rear garden as does bedroom two, which is a good size double bedroom also benefits from a fitted double wardrobe. The generous master bedroom features a full En-suite bathroom and beautiful views.

### OUTSIDE

A beautiful garden which has been well tended over the years to create a delightful, well planted mature garden with the lawn continuing around the side and front of the property. Other external benefits include a decked seating area and an elevated covered seating area allowing you to take in the stunning countryside and far reaching sea views. The private driveway provides ample parking with an adjacent double garage.

### SERVICES

Oil Fired Central Heating  
Mains Electric  
Mains Water/Drainage  
Full mobile coverage via EE, Vodafone and O2 are available at the property.

### DIRECTIONS

What3Words - [///ballroom.promoting.forum](https://www.what3words.com/#!/ballroom.promoting.forum)

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A beautifully presented and well maintained, detached bungalow situated in the idyllic moorland setting of Wotter - on the outskirts of the village of Shaugh Prior. External benefits include a private driveway, double garage and pretty gardens with stunning views. EPC D.

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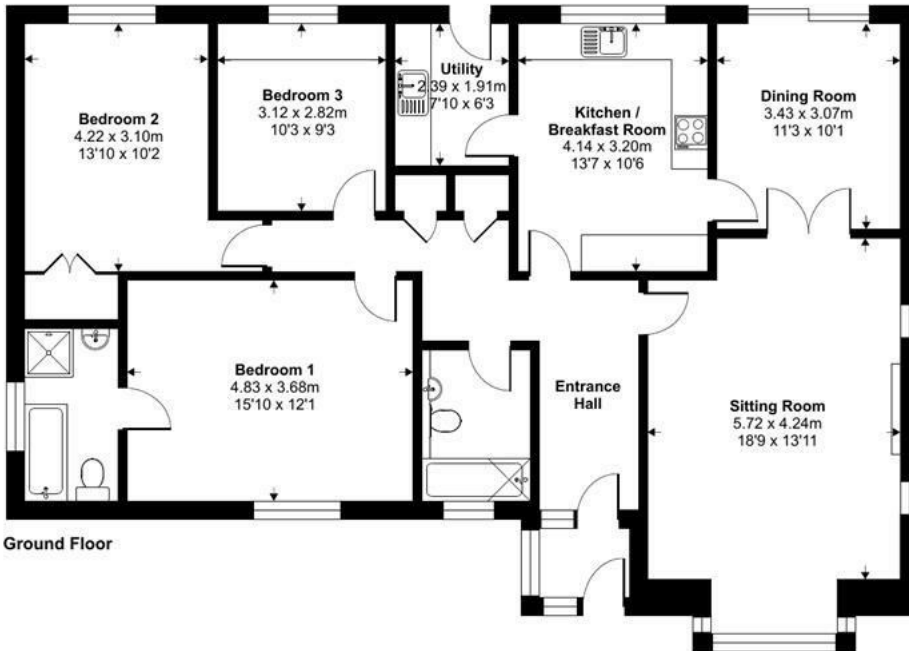
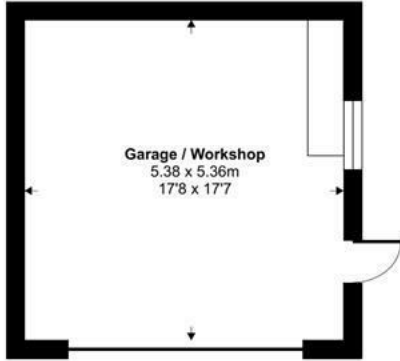
- Detached Three Bedroom Bungalow
- Well Presented Throughout
- Two Reception Rooms
- Three Double Bedrooms
- Family Bathroom & En-Suite to Master Bedroom
- Large Landscaped Garden with Far Reaching Views
- Private Drive & Adjacent Double Garage
- Freehold
- South Hams District Council – Band F

Guide Price £475,000





Approximate Area = 1389 sq ft / 129 sq m  
 Garage = 312 sq ft / 29 sq m  
 Total = 1701 sq ft / 158 sq m  
 For identification only - Not to scale

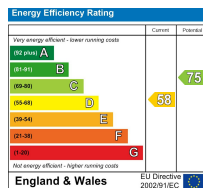


Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Stags. REF: 1047121

IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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