



## Healds Green Wembury Road

Hollacombe, Plymouth, PL9 0DQ

£450,000



Superbly-situated bungalow in this highly sought-after position occupying a level plot from front to rear backing onto countryside with beautiful views. To the front there is plentiful off-road parking & the bungalow is nicely set back from the road. The accommodation briefly comprises an entrance and inner hallway, lounge/dining room, high quality hard wood conservatory with beautiful views, kitchen/breakfast room, 4 double bedrooms, family bathroom & ensuite shower room. Garden & small garage/work shop. The property has mains gas central heating & double-glazing & is being sold with no onward chain.



## WEMBURY ROAD, HOLLACOMBE, PL9 0DQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 5'10 x 5'8 (1.78m x 1.73m)

Providing integral access into the garage/work shop. Storage cupboards. Glazed door opening into the inner hall.

### INNER HALL 14'5 x 4'11 (4.39m x 1.50m)

Providing access to the accommodation. Loft access hatch.

### LOUNGE/DINING ROOM 20' x 14'1 (6.10m x 4.29m)

A dual aspect room with window to the side elevation. Hard wood glazed doors with matching windows either side overlooking the garden and the countryside beyond and providing access to the conservatory. Limestone built fireplace.

### CONSERVATORY 8' x 9'11 (2.44m x 3.02m)

Constructed in hard wood with double-glazed windows. Beautiful views over the garden and surrounding countryside. Tiled floor. Glazed roof. Stable door leading to outside.

### KITCHEN/BREAKFAST ROOM 14'4 x 9' (4.37m x 2.74m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel single drainer sink unit. Space for free-standing appliances such as cooker. Space beneath the work surface for washing machine and slimline dishwasher. Space for breakfast table and chairs.

### REAR LOBBY 8'5 x 5'4 (2.57m x 1.63m)

Space for fridge-freezer. Storage cupboard. Doorway opening to bedroom four. Internal glazed door leading to the rear hall.

### REAR HALL

uPVC obscured glazed door leading to outside.

### BEDROOM ONE 11'8 x 11'4 (3.56m x 3.45m)

Window to the side elevation. Alcove with dressing table. Large built-in wardrobe with hanging rail and internal cupboards.

### BEDROOM TWO 14'6 x 9' (4.42m x 2.74m)

Currently used as a study/additional sitting room. 2 windows to the front elevation. Hard wood panelling. Fireplace with tiled surround and insert.

### BEDROOM THREE 13'9 x 8'6 (4.19m x 2.59m)

Window to the front elevation. Range of wardrobes, cupboards and drawer units.

### BEDROOM FOUR 10'7 x 8'9 (3.23m x 2.67m)

Double-glazed doors to the rear overlooking the countryside and leading to outside. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM 5'6 x 5'5 (1.68m x 1.65m)

Comprising an enclosed shower with waterproof panelling to the walls, basin with matching splash-back, cupboard beneath and mirror above and wc. Chrome towel rail/radiator. Tiled floor. Inset ceiling spotlights. Obscured window to the rear elevation.

### FAMILY BATHROOM 8'4 x 6'8 (2.54m x 2.03m)

Comprising a bath, separate enclosed shower, pedestal basin and wc. Fully-tiled walls. Obscured window to the side elevation.

### GARAGE/WORK SHOP 9'3 x 8'11 (2.82m x 2.72m)

Roller door to the front elevation. Wall-mounted storage cupboards. Electric meter and consumer unit.

### OUTSIDE

A driveway provides access and plentiful off-road parking. Beside the drive, there are areas laid to lawn with mature shrubs. Through a covered passageway to the side of the bungalow, a pathway leads to the rear garden. The rear garden is mainly laid to lawn and a patio is laid adjacent to the bungalow. There is also a pond, small summer house and a variety of shrubs and flowers. Around the other side elevation there is a lean-to greenhouse. From the rear garden there are fabulous countryside views.

### COUNCIL TAX

South Hams District Council  
Council tax band E

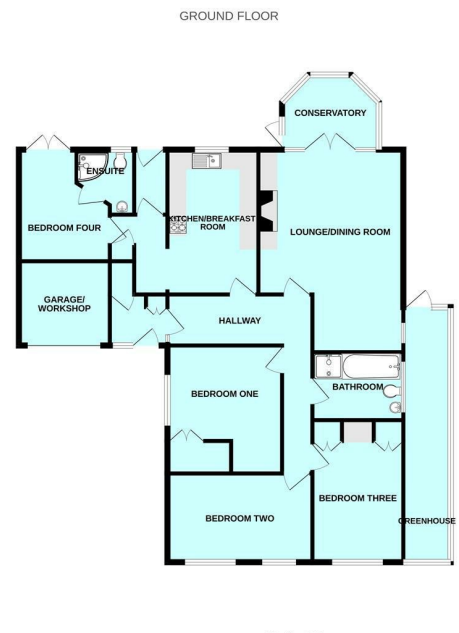
### Agent's note

Private drainage

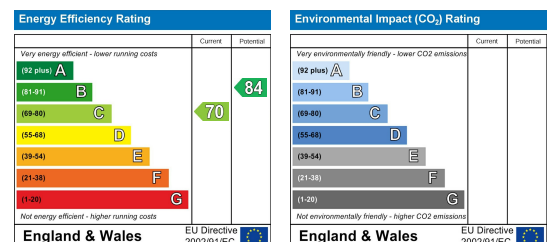
## Area Map



## Floor Plans



## Energy Efficiency Graph



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