



## 8 Laburnum Drive

Wembury, Plymouth, PL9 0LQ

£585,000



A rare chance to acquire this large executive-style detached bungalow set within a prestige location in the South Hams coastal village of Wembury. The accommodation briefly comprises an entrance & inner hallway, lounge, separate dining room, kitchen with separate utility, 4 double bedrooms, family bathroom & master ensuite bathroom. Gravel driveway providing ample off-road parking & garage.



**LABURNUM DRIVE, WEMBURY, PL9 0LQ**

**ACCOMMODATION**

Front door opening into the entrance hall.

**ENTRANCE HALL 11'8" x 8'9" (3.56m x 2.67m)**

Providing access to the accommodation. Archway leading through to the inner hallway. Double airing cupboard housing the hot water cylinder. Cherry hard wood internal doors.

**INNER HALLWAY 13' x 5'7" (3.96m x 1.70m)**

Providing access to the bedrooms.

**LOUNGE 20'3" x 14'11" (6.17m x 4.55m)**

A generous dual aspect reception room with windows to the front and side elevations. Accessed from the hallway by double cherry hard wood doors. Double glazed doors leading through into the dining room. Chimney breast and a polished stone hearth.

**DINING ROOM 11'2" x 10'9" (3.40m x 3.28m)**

A dual aspect room with a window to the side elevation and sliding double-glazed doors opening onto the rear garden. Doorway opening into the kitchen.

**KITCHEN 11'1" x 11'1" (3.38m x 3.38m)**

Fitted with a range of Rational kitchen cabinets with matching fascias, work surfaces and tiled splash-backs. Inset composite single drainer one-&-a-half bowl sink unit. Built-in NEFF oven and NEFF combination microwave oven. NEFF induction hob with a cooker hood above. Integral appliances include a NEFF dishwasher and fridge. Fitted breakfast table. Window to the rear elevation overlooking the garden. Doorway opening into the utility room.

**UTILITY ROOM 11' x 5'8" (3.35m x 1.73m)**

Work surface with cupboards. Space for washing machine. Space for tumble dryer. Space for separate fridge and freezer. Stainless-steel sink unit. Wall-mounted Ideal Logic gas boiler. Loft hatch. Window to the rear elevation. Doorway leading to outside.

**BEDROOM ONE 13'3" to wardrobe rear x 12'7" (4.04m to wardrobe rear x 3.84m)**

A spacious double bedroom with a window to the front elevation. Built-in wardrobes with sliding mirrored doors and spotlights above. Doorway opening into the ensuite bathroom.

**ENSUITE BATHROOM 8'7" x 6'1" (2.62m x 1.85m)**

Fitted with a bath, pedestal basin, wc and bidet. Wall-mounted mirror with integral light. Cupboard. Fully-tiled walls. Obscured window to the side elevation.

**BEDROOM TWO 14'7" x 9'10" to wardrobe rear (4.45m x 3.00m to wardrobe rear)**

Window to the front elevation. Built-in wardrobe with sliding mirrored doors.

**BEDROOM THREE 16'2" to wardrobe rear x 9'10" (4.93m to wardrobe rear x 3.00m)**

Window to the rear elevation. Built-in wardrobe with sliding mirrored doors.

**BEDROOM FOUR 11'9" x 10'2" (3.58m x 3.10m)**

Currently used as a study/additional sitting room. Double-glazed sliding doors opening onto a balcony with distant views to the sea. Loft hatch with fitted ladder.

**FAMILY BATHROOM 8'6" x 7'1" (2.59m x 2.16m)**

Comprising a bath, separate shower, pedestal basin and wc. Arched mirror with integral lighting. Fully-tiled walls. Obscured window to the side elevation.

**GARAGE 19'2" x 9'9" (5.84m x 2.97m)**

Remote door to the front elevation. Double-glazed side access door. Window to the side elevation. Power and lighting. Water. Shelving.

**OUTSIDE**

The bungalow, which occupies a level plot, is approached via a gravelled driveway plus additional pedestrian access. The front gardens are laid to lawn. There is a covered entrance to the main front door with outside lighting and outside power points. To the side there is a raised bed for vegetables together with a timber shed with power. Outside tap. The rear garden is nicely landscaped with areas laid to lawn and natural stone paving. There is a variety of shrubs and the garden is enclosed by laurel hedging. The balcony is under-lit and there is additional outside lighting, power points and tap.

**COUNCIL TAX**

South Hams District Council  
Council tax band F

**LOCATION**

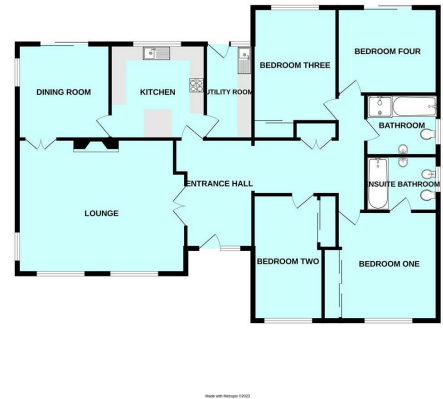
Wembury is a sought-after coastal village with a vibrant community situated in the west of the South Hams between the Yealm Estuary and Plymouth Sound within the South Devon area of outstanding natural beauty. Wembury has a beach, well-known for its excellent surfing and rock pooling, which is on the 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.

**Area Map**

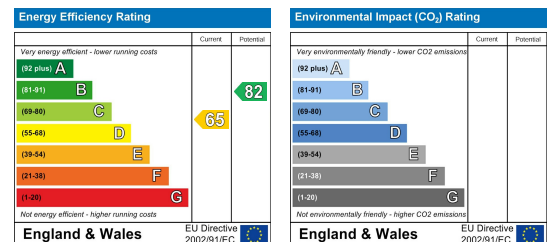


**Floor Plans**

GROUND FLOOR



**Energy Efficiency Graph**



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