



25 Southland Park Road

Wembury, Plymouth, PL9 0HG

£550,000



Superbly-presented detached house in this highly popular position within the coastal village of Wembury. The accommodation has been extended & briefly comprises an entrance hall with adjacent lobby & downstairs cloakroom/wc, lounge, play room/additional reception space, study, separate utility room & a 'wow' factor kitchen situated to the rear of the property beneath a vaulted ceiling with skylights & sliding glass doors to the rear opening to the garden. On the first floor there are 4 bedrooms, family bathroom & ensuite shower room to bedroom one. Open loft with Velux window providing stunning views towards the sea incorporating the church & Mewstone. uPVC double-glazing & gas central heating.



SOUTHLAND PARK ROAD, WEMBURY, PL9 0HG

ACCOMMODATION

Front door with obscured windows either side opening into the entrance hall.

HALL 12'6 x 8' (3.81m x 2.44m)

Staircase ascending to the first floor. Hard wood floor. Inset ceiling spotlights. Doors providing access to the ground floor accommodation.

LOBBY 7'9 x 4'7 (2.36m x 1.40m)

An ideal area to hang coats etc. Storage cupboard. Matching oak flooring. Inset ceiling spotlights. Window to the front elevation. Doorway opening into the downstairs cloakroom/wc.

DOWNSTAIRS CLOAKROOM/WC

Comprising a wc with push-button flush and corner style basin. Inset ceiling spotlights.

LOUNGE 21'3 x 12'2 (6.48m x 3.71m)

A generous reception room which is dual aspect, with windows to both the front and side elevations. Lovely views of the valley. Fireplace featuring a wood burner. Hard wood flooring throughout. Inset ceiling spotlights. Open-plan access to the rear leading to the kitchen/dining room.

KITCHEN/DINING ROOM 20'9 x 11'4 (6.32m x 3.45m)

A stunning room constructed beneath a vaulted ceiling with Velux skylights. Triple aspect with windows to both sides and the rear. Sliding doors to the rear providing access to the garden. Hard wood flooring throughout. Space for dining table and chairs. The kitchen is fitted with a range of cabinets with matching fascias. Island incorporating a breakfast bar. Within the island there are 2 fridge drawers together with an integral dishwasher. Built-in double oven and grill. Induction hob. Inset stainless-steel single drainer sink unit. Shelving. Inset ceiling spotlights.

PLAY ROOM 19' x 15'6 max dimensions (5.79m x 4.72m max dimensions)

A very useful 'L-shaped' room which could be used as a sitting room if required. Hard wood flooring throughout. Doors to the rear elevation overlooking and leading to the garden. Doorway opening into the study.

STUDY 8'4 x 5'10 (2.54m x 1.78m)

Hard wood flooring. Wall-mounted Ideal gas boiler. Window to the rear elevation. Door leading to outside. Doorway opening to the utility room.

UTILITY ROOM 8'4 x 7'9 (2.54m x 2.36m)

Work surface. Space for appliances beneath the work surface. Mezzanine storage.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Pull-down wooden loft ladder leading to the loft room.

LOFT ROOM 29'5" x 10'11" at 3'3" height (8.97m x 3.33m at 1m height)

4 Velux style windows. Boarded. Lighting.

BEDROOM ONE 17'11 x 9'10 (5.46m x 3.00m)

Dual aspect with windows to the front and side elevations. Lovely views of the valley and countryside. Exposed floorboards throughout. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 9'9 x 2'11 (2.97m x 0.89m)

Comprising an enclosed shower with bi-folding glass door, wall-mounted basin with drawer storage beneath and wc with a concealed cistern. Inset ceiling spotlights. Obscured window to the rear elevation.

BEDROOM TWO 12'9 x 8'2 (3.89m x 2.49m)

Exposed floorboards. Window to the front elevation with valley views.

BEDROOM THREE 10'6 x 8'7 (3.20m x 2.62m)

Built-in cabin style bed with a storage area beneath. Exposed polished floorboards. Window to the front elevation with valley views.

BEDROOM FOUR 9' x 8' (2.74m x 2.44m)

Exposed polished floorboards. Window to the rear elevation overlooking the garden.

FAMILY BATHROOM 10'2 x 5'4 (3.10m x 1.63m)

Comprising a double-ended bath with wall-mounted controls and a shower above, wall-mounted basin with mirror over and wc with a concealed cistern and a push-button flush. Tiled walls. Tiled floor. Inset ceiling spotlights. 2 obscured windows to the rear elevation.

GARAGE 8'5 x 7'5 (2.57m x 2.26m)

Up-&-over door to the front elevation. Power. Hot and cold water supply.

OUTSIDE

To the front there is a brick-paved driveway providing plentiful off-road parking together with access to the property and the garage. Additional parking space laid to slate chippings. Covered entrance with outside lights. Timber gates to one side of the property providing access to a further area of brick-paving leading around the side of the property to a further paved area accessing the rear garden. The rear garden is laid to lawn together, with a paved patio area from which there are views to the sea incorporating part of the Mewstone. Outside masonry barbecue with slate plinths to the side. Outside wc, fitted with a wc and pedestal basin. Within the WC there is a quarry-tiled floor and an obscured window. Outside tap. Outside light.

COUNCIL TAX

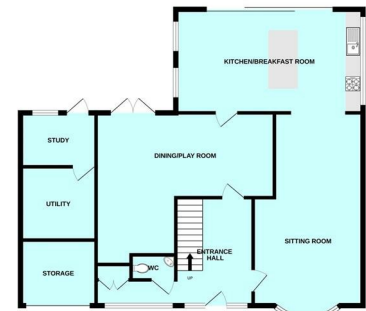
South Hams District Council
Council tax band F

Area Map

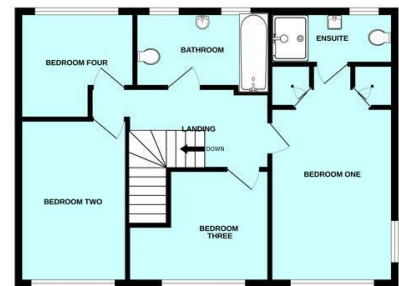


Floor Plans

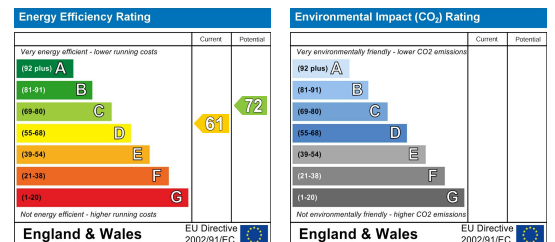
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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