



Moonbase Knighton Road

Wembury, Plymouth, PL9 0JD

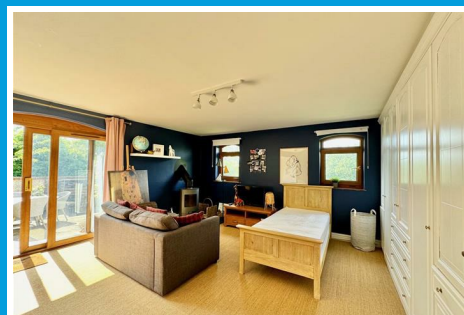
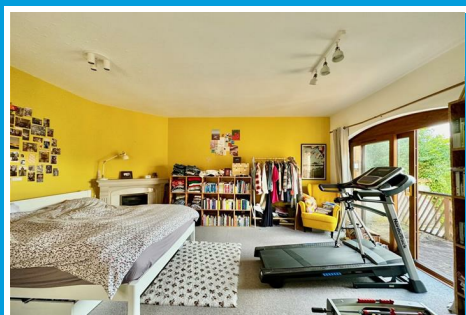
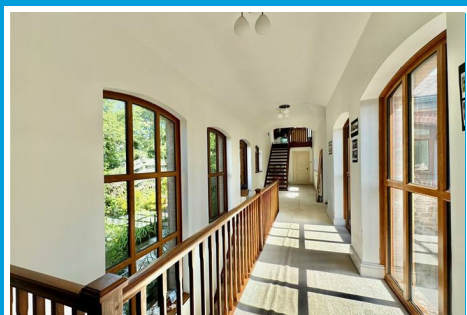
£785,000



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KNIGHTON ROAD, WEMBURY, PL9 0JD

ACCOMMODATION

Obscured double-glazed front door with matching panel to side opening into the entrance hall.

ENTRANCE HALL

11' x 7'9 (3.35m x 2.36m)

Providing integral access to the garage. Doorway to the cloakroom/wc.

CLOAKROOM/WC

6'11 x 4'6 (2.11m x 1.37m)

Comprising a wall-hung wc with a concealed cistern and push-button flush and a wall-hung basin. Partly-tiled walls. Matching tiled floor. Obscured window to the rear elevation.

GALLERIED HALL

39'2 x 7'10 (11.94m x 2.39m)

A large hallway with windows at either side providing lots of natural light and views. Doorway leading to outside. Staircase descending to the lower level. Internal glazed door with matching side panels opening into the kitchen/dining/family room.

KITCHEN/DINING/FAMILY ROOM

31'4 x 24'11 (9.55m x 7.59m)

A large open-plan room providing ample space for seating and dining. Feature floor-standing wood burner set onto a slate hearth. The kitchen features a generous hard wood breakfast bar. Matching kitchen work surfaces. Kitchen cabinets with matching fascias. Inset stainless-steel sink unit. Space and plumbing for a dishwasher. Space for a Range-style cooker with a cooker hood above. Space for free-standing fridge-freezer. Beautifully-laid hard wood floor throughout. Inset ceiling spotlights. Quadruple aspect with windows to all elevations providing fantastic countryside views.

LOUNGE

17'8 x 17'5 (5.38m x 5.31m)

A triple aspect room with windows to 2 elevations and to the rear, sliding patio doors opening onto a timber balcony providing lovely countryside views. Corner-style chimney breast with a polished stone fireplace, surround and hearth. This room is currently used as a fifth double bedroom.

SHOWER ROOM/UTILITY

15'2 x 6'11 (4.62m x 2.11m)

Comprising a wall-hung wc with a concealed cistern and push-button flush, wall-hung basin and an enclosed shower with a glass door. Chrome towel rail/radiator. Hard wood work surface with a Belfast-style sink with a mixer tap above. Space for washing machine and tumble dryer. Tiled floor. Inset ceiling spotlights. Obscured window to the rear elevation. Doorway opening into the wet room.

WET ROOM

7'4 x 3'7 (2.24m x 1.09m)

Shower system. Tiled walls. Tiled floor. Obscured glazed door leading to outside.

LOWER FLOOR LANDING

9'3 x 8'1 (2.82m x 2.46m)

Doorway leading to outside. Doorway opening into the lower hall. Access to the boiler/store room.

BOILER/STORE ROOM

15'5 x 9'6 max dimensions (4.70m x 2.90m max dimensions)

An irregular-shaped room. Shelving. Gas boiler. Hot water cylinder. Wall-mounted Eddi energy diverter.

LOWER HALL

19'9 x 3'10 (6.02m x 1.17m)

Providing access to the bedrooms and family shower room.

BEDROOM ONE

16'5 to wardrobe rear x 14'8 (5.00m to wardrobe rear x 4.47m)

A large dual aspect master bedroom with 2 windows to the rear elevation and sliding doors leading to outside. Full-width range of wardrobes, cupboards and drawer units. Floor-standing wood burner set onto a slate hearth. Doorway opening into the ensuite bathroom.

ENSUITE SHOWER ROOM

9'5 x 9'1 (2.87m x 2.77m)

Comprising a floor-mounted bath tub with wall-mounted controls and tap, large walk-in shower with a fixed glass screen, wall-hung basin and wall-hung wc with a concealed cistern and push-button flush. Chrome towel rail/radiator. Large wall-mounted mirror. Partly-tiled walls. Matching tiled floor. Inset ceiling spotlights. Obscured window to the side elevation.

BEDROOM TWO

18'4 x 11'5 (5.59m x 3.48m)

Dual aspect with windows to the side and rear elevations with lovely views.

BEDROOM THREE

13'9 x 9'11 (4.19m x 3.02m)

Window to the side elevation.

BEDROOM FOUR

9'11 x 9'10 (3.02m x 3.00m)

Window to the side elevation.

FAMILY SHOWER ROOM

13'8 x 5'10 (4.17m x 1.78m)

Comprising a large walk-in shower with a fixed glass screen, wall-hung basin and wc with a concealed cistern and push-button flush. Chrome towel rail/radiator. Large wall-mounted mirror. Partly-tiled walls. Tiled floor. Inset ceiling spotlights. Window to the side elevation.

DOUBLE GARAGE

20'2 x 15'8 (6.15m x 4.78m)

Remote electronic door to the front elevation. Obscured windows to both side elevations. Power and lighting. 2 solar panel inverters. Integral access to the property.

MASONRY GARDEN BUILDING

15'3 x 7'4 (4.65m x 2.24m)

Constructed in block-work beneath a pitched roof. Window and French doors.

CELLAR ROOM ONE

18'2 x 11'4 (5.54m x 3.45m)

Power and lighting. Sub-floor access. Access through to cellar room two.

CELLAR ROOM TWO

16'5 x 14'6 (5.00m x 4.42m)

Power and lighting. Sub floor access.

OUTSIDE

To the front of the property, gates open onto a brick-paved driveway providing off-road parking. Either side of the drive, there are areas of garden laid to chippings, a small lawn and a variety of shrubs and flowers. A paved terrace provides access to the main front door. A pathway runs around the side of the house accessing the rear of the garden. A separate set of steps lead to a lower patio area which continues around the side of the house onto the timber balcony, in front of the lounge, from which there are lovely views over the main patio area, the rear garden and the countryside beyond. Along the eastern elevation, there are patio areas with shrub beds. The rear garden extends towards the countryside and is mainly laid to lawn together with a variety of shrubs, plants and trees. There is also an enclosed kitchen garden.

COUNCIL TAX

South Hams District Council

Council tax band G

AGENT'S NOTE

All the mains services are connected: water, gas, electric and mains drains.

The current internet provider is Talk Talk

There are 2 x 5kW owned solar panels.



Road Map



Hybrid Map



Terrain Map



Floor Plan

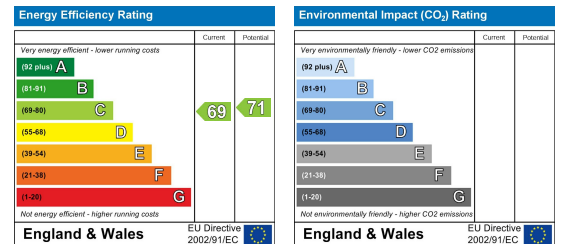


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Viewing

Please contact our Plymouth Office on 01752 401128 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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