



## 18 Ford Road

Wembury, Plymouth, PL9 0JB

£365,000



End-terraced cottage in a lovely position within a tucked-away enclave in the coastal village of Wembury. The cottage enjoys fabulous countryside views & has a patio garden & double garage. The accommodation briefly comprises an entrance hall, downstairs cloakroom/wc, living room, kitchen, 2 bedrooms & shower room plus a utilised loft room. Current planning permission for a first floor extension, planning reference no: 0053/23/HHO. Double-glazing & central heating.



## OLD SCHOOL COTTAGE, 18 FORD ROAD, WEMBURY, PLYMOUTH

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL 9'5 x 5'4 (2.87m x 1.63m)

Window to the side elevation. Tiled. Cupboard housing the gas boiler. Overhead cupboards housing the electric meter and consumer unit. Doors providing access to the accommodation.

### DOWNSTAIRS CLOAKROOM/WC

Comprising a wc and pedestal basin. Tiled floor.

### KITCHEN 12'11 x 8'6 (3.94m x 2.59m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-backs. Stainless-steel one-&-a-half bowl single drainer sink unit. Built-in oven and hob with an extractor above. Space for fridge-freezer. Space and plumbing for washing machine. Tiled floor. Beamed ceiling. Window to the side elevation with lovely countryside views. Partly-glazed door to the rear, also with lovely countryside views. Doorway opening into the living room.

### LIVING ROOM 16'7 x 13'11 (5.05m x 4.24m)

Tiled floor. Beamed ceiling. Sliding double-glazed doors to the rear opening onto a natural stone paved terrace with fantastic countryside views beyond. Staircase with a cupboard beneath rising to the first floor accommodation.

### FIRST FLOOR LANDING

Providing access to the first floor accommodation. Timber paddle-style staircase ascending to the utilised loft space.

### BEDROOM ONE 10' x 10'7 at widest point (3.05m x 3.23m at widest point)

Dual aspect with windows to the side and rear providing lovely countryside views. Beamed ceiling.

### BEDROOM TWO 9'6 x 6'11 (2.90m x 2.11m)

Over-stairs cupboard. Beamed ceiling. Window to the side elevation with countryside views.

### SHOWER ROOM 6'10 x 5'1 (2.08m x 1.55m)

Comprising a corner-style shower with waterproof boarding, wc and basin with a cupboard beneath and a matching splash-back. Chrome towel rail/radiator. Tiled floor. Beamed ceiling. Window providing countryside views.

### UTILISED LOFT ROOM 15'3 x 10'4 (4.65m x 3.15m)

Dual aspect with a Velux style skylight to the rear and a circular window to the side elevation, both providing fantastic views. Alcove. Exposed roof timbers.

### DOUBLE GARAGE 17'8 x 17'4 (5.38m x 5.28m)

Up-&-over door to the front elevation.

### OUTSIDE

Preceding the garage there is a yard area which is owned by the property. To the rear and side elevations there are patio gardens. An enclosed patio to the front leads to the front entrance. From the gardens there are fantastic countryside views.

### COUNCIL TAX

South Hams District Council  
Council tax band B

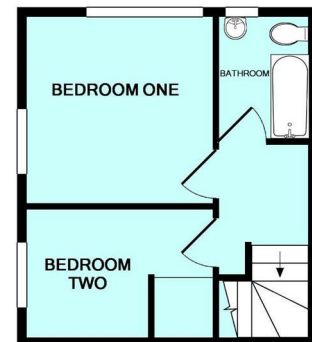
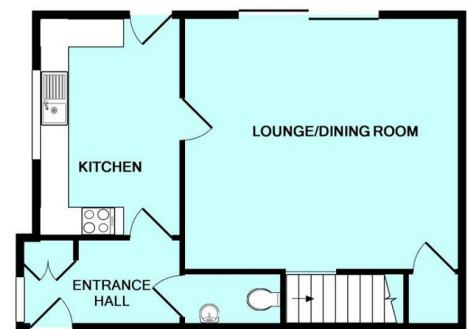
### SERVICES

The property is connected to all the mains services: gas, electricity, water and drainage.

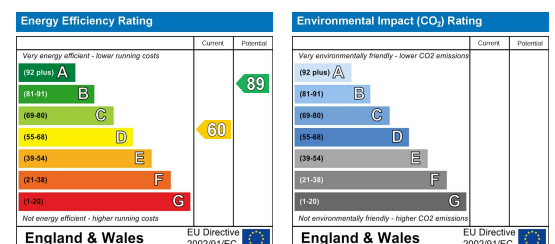
## Area Map



## Floor Plans



## Energy Efficiency Graph



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