



32 Southland Park Road

Wembury, Plymouth, PL9 0HF

£550,000



Beautifully-presented & superbly-positioned detached house situated in this highly sought-after coastal village. Briefly, the accommodation comprises an entrance hall, open-plan kitchen/dining room together with a separate lounge. From the rear there are fabulous views over the garden towards Churchwood Valley. Also on the ground floor is a bedroom with an ensuite shower room. On the first floor there are 3 further bedrooms, family bathroom & a master ensuite shower room. Externally a paved driveway provides access & off-road parking. Garage. Front & rear gardens. Double-glazing & central heating.



SOUTHLAND PARK ROAD, WEMBURY, PL9 0HF

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 10'3 x 8'6 max dimensions (3.12m x 2.59m max dimensions)

An 'L-shaped' room. Doors providing access to the ground floor accommodation. Staircase ascending to the first floor. Under-stairs cupboard.

KITCHEN/DINING ROOM 19'8 x 18'9 (5.99m x 5.72m)

An open-plan 'L-shaped' room with ample space for dining table and chairs. Feature full-height window to the rear elevation providing lovely views over the garden and beyond. Doorway leading to a decked balcony taking advantage of the position. The kitchen is fitted with a range of base and wall-mounted cabinets with contrasting fascias finished with a Quartz-style work top and matching splash-back. Additional glass splash-backs above. Inset stainless-steel one-&-a-half bowl sink unit. NEFF 4-burner gas hob with a NEFF cooker hood above. Built-in NEFF oven and microwave. Other integral appliances include Bosch fridge and freezer, washing machine, plus Bosch slimline dishwasher. Karndean fitted flooring. Inset ceiling spotlights. Window to the rear elevation with lovely views. Glazed double doors opening into the lounge.

LOUNGE 22'8 x 10'8 (6.91m x 3.25m)

Triple aspect with windows with fitted blinds to the front and side elevation. French doors with fitted shutters to the rear leading onto the decked balcony. Fireplace with a polished limestone surround and hearth with a fitted gas fire. Karndean fitted flooring.

BEDROOM FOUR 10'10 x 7'10 (3.30m x 2.39m)

Window with fitted blind to the front elevation. Matching Karndean flooring. Inset ceiling spotlights. Doorway opening into the ensuite shower room.

ENSUITE SHOWER ROOM 7'7 x 2'11 (2.31m x 0.89m)

Comprising an enclosed tiled shower with bi-folding glass door, corner-style wc and wall-mounted basin. Fully-tiled walls. Inset ceiling spotlights.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Linen cupboard.

BEDROOM ONE 15'6 x 11'2 (4.72m x 3.40m)

Window with fitted blind to the front elevation. Built-in wardrobes. Doorway opening to the ensuite shower room.

ENSUITE SHOWER ROOM 6'3 x 6'2 (1.91m x 1.88m)

Comprising an enclosed shower with a curved glass screen, wc and basin set onto a cabinet with a marble top. Wall-mounted mirror. Chrome towel rail/radiator. Eaves storage access. Fully-tiled walls. Velux skylight to the rear.

BEDROOM TWO 10'8 x 9'10 (3.25m x 3.00m)

A dual aspect room with a window with a fitted blind to the front elevation and a window with a fitted roller blind to the side elevation. Views towards the sea and the Mewstone from the side elevation.

BEDROOM THREE 10'7 x 7'4 (3.23m x 2.24m)

A dual aspect room with windows with fitted blinds to the side and rear elevations. Views over the valley from the rear and views towards the sea and the Mewstone from the side elevation.

FAMILY BATHROOM 8'4 x 6'0 (2.54m x 1.83m)

Comprising a double-ended bath with a centrally-positioned mixer tap, pedestal basin and wc. Chrome towel rail/radiator with a mirror and light above. Karndean fitted flooring. Fully-tiled walls. Window with a fitted blind to the rear elevation with valley views.

GARAGE 22'0 x 9'3 (6.71m x 2.82m)

Up-&-over style door to the front elevation. Dual aspect. Pitched roof. Power and lighting.

OUTSIDE

To the front a brick-paved driveway provides access and parking across the front elevation. There are also some mature shrubs. The drive continues alongside the house accessing the garage. The rear garden enjoys a sunny position and backs onto Churchwood Valley providing lovely views. It is mainly laid to lawn together with areas of paving and decking and mature shrubs. There is a decked balcony providing a more elevated views and direct access to the property.

COUNCIL TAX

South Hams District Council
Council tax band D

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.

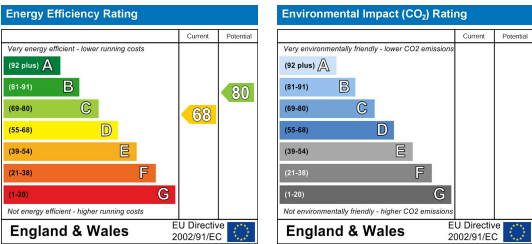
Area Map



Floor Plans



Energy Efficiency Graph



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