



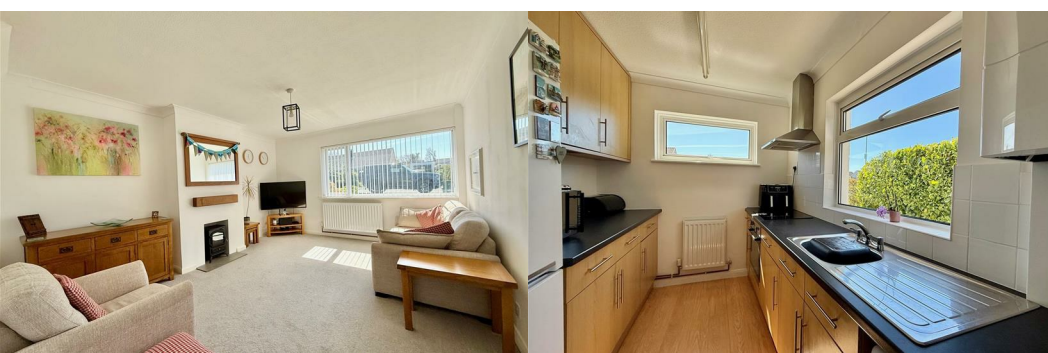
5 Ryeland Close

Wembury, Plymouth, PL9 0HZ

£325,000



Extended semi-detached bungalow situated in the highly sought-after coastal village of Wembury. The accommodation is beautifully-presented throughout & comprises an entrance hall, kitchen, living room, inner hallway, ground floor double bedroom, separate dining room/optional 3rd bedroom & bathroom. There is a first floor master bedroom with an ensuite cloakroom/wc & walk-in closet. Externally there are level gardens to the front & rear together with a driveway, carport & garage. Double-glazing & central heating.



RYELAND CLOSE, WEMBURY, PL9 0HZ

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 7'5 x 5'1 (2.26m x 1.55m)

Full-height obscured window. Doors providing access to the accommodation. Built-in cupboard with shelving.

KITCHEN 10'5 x 7'2 (3.18m x 2.18m)

Base and wall-mounted cabinets with matching fascias, work surfaces and tiled splash-back. Stainless-steel single drainer sink unit. Space and plumbing for washing machine. Space for free-standing fridge-freezer. Wall-mounted gas boiler. Serving hatch. Dual aspect with windows to the front and side elevations.

LIVING ROOM 15'9 x 12'1 (4.80m x 3.68m)

Window with fitted blinds to the front elevation. Chimney breast with stone hearth incorporating a wood burner-style electric fire. Doorway opening into the inner hallway.

INNER HALLWAY 6'1 x 3'11 (1.85m x 1.19m)

Providing access to the remaining ground floor accommodation. Staircase ascending to the converted loft space.

BEDROOM TWO 15'2 incl under-stairs area x 8'11 (4.62m incl under-stairs area x 2.72m)

Window to the rear elevation overlooking the garden. Under-stairs storage area.

DINING ROOM/OPTIONAL THIRD BEDROOM 10'4 x 8'10 (3.15m x 2.69m)

Window to the rear elevation overlooking the garden.

FAMILY BATHROOM 6' x 5'11 (1.83m x 1.80m)

Comprising a bath with a shower system over and a glass screen, wall-mounted basin and wc with a push-button flush. Chrome towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING 7'4 x 5'2 (2.24m x 1.57m)

Doorway to bedroom one. Velux skylight to the rear.

BEDROOM ONE 13'6 x 8'9 (4.11m x 2.67m)

A dual aspect room with a window to the side elevation and a Velux skylight to the front. Walk-in closet. Doorway opening into the ensuite cloakroom/wc.

ENSUITE CLOAKROOM/WC 5'8 x 4'3 (1.73m x 1.30m)

Fitted with a wc with a push-button flush and a pedestal basin. Velux skylight to the rear elevation with nice views towards surrounding countryside.

GARAGE 17'3 x 8'1 (5.26m x 2.46m)

Up-&-over door. Window to the rear elevation. Power and lighting.

OUTSIDE

The front garden is laid to lawn with shrub and flower borders. A driveway runs alongside the bungalow through a carport and, in turn provides access to the garage. The rear garden is also laid to lawn with bordering shrub beds.

COUNCIL TAX

South Hams District Council
Council tax band C

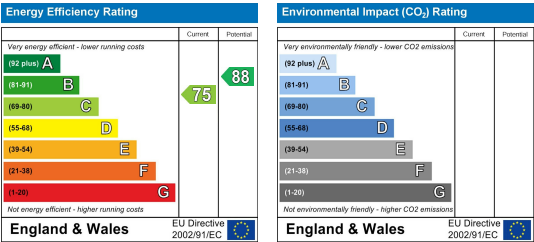
Area Map



Floor Plans



Energy Efficiency Graph



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