



## 33 Southland Park Road

Wembury, Plymouth, PL9 0HQ

£550,000

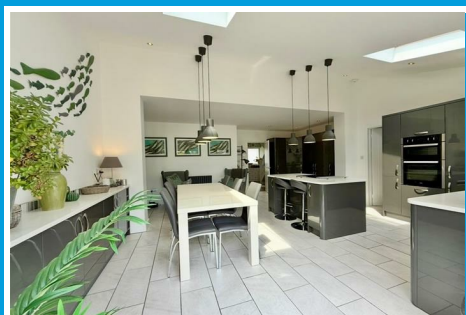




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## SOUTHLAND PARK ROAD, WEMBURY, PLYMOUTH PL9 0HQ

### ACCOMMODATION

Front door opening into the entrance hall.

### ENTRANCE HALL

12'1 x 8' (3.68m x 2.44m)

Obscured window to the front elevation. Staircase ascending to the first floor with an open plan area beneath.

### LOUNGE

14'8 x 12'3 (4.47m x 3.73m)

Dual aspect with windows to the front and side elevations, glimpses of the sea from the side and countryside views from the front. Wood-burner set onto a slate hearth.

### OPEN PLAN KITCHEN/DINING/FAMILY ROOM

20'3 x 19'1 max dimensions (6.17m x 5.82m max dimensions)

A stunning open plan family room with a part-vaulted ceiling. Skylights, window and French doors to the rear. Tiled floor throughout. Pendant and spotlighting. Ample space for seating, dining table and chairs. Extensive range of fitted cabinets with matching fascias contrasted by quartz-style work surfaces. Feature island with inset hob and breakfast bar which match the kitchen cabinets. Built-in double oven and grill. Full-height fridge and freezer. Dishwasher. Electric under-floor heating.

### UTILITY ROOM

10'8 x 9'4 (3.25m x 2.84m)

Continuation of the tiled floor. Base and wall-mounted cabinets with matching fascias and work surfaces. Stainless-steel single-drainer sink unit. Space for fridge or freezer. Space and plumbing for washing machine. Window to the rear elevation overlooking the garden. Door leading to outside via the side elevation. Doorway opening into the downstairs wc/shower room.

### DOWNSTAIRS WC/SHOWER ROOM

8'1 x 4'6 (2.46m x 1.37m)

Double-sized tiled, enclosed shower with a built-in shower system and wall-mounted controls, pedestal wash handbasin and wc. Obscured window to the side elevation. Mirrored bathroom cabinet.

### FIRST FLOOR LANDING

10'5 x 6' incl stairs (3.18m x 1.83m incl stairs)

Providing access to the first floor accommodation. Loft hatch.

### BEDROOM ONE

14'10 x 8'2 (4.52m x 2.49m)

Window to the front elevation with fitted blind and countryside views. Built-in wardrobe. Doorway opening into the ensuite shower room.

### ENSUITE SHOWER ROOM

7'6 x 4'6 (2.29m x 1.37m)

Tiled corner shower with built-in shower system and wall-mounted controls, pedestal wash handbasin with a tiled splash-back and wc. Tiled floor. Skylight to the rear.

## BEDROOM TWO

12'5 x 9'11 (3.78m x 3.02m)

Currently being used as the main bedroom. The room is dual aspect with windows to the front and side elevations, with fitted blinds. Views of the countryside, the sea and part of the Mewstone. Range of built-in furniture including wardrobes and drawer units and matching bedside cabinets.

## BEDROOM THREE

9'11 x 8'5 (3.02m x 2.57m)

Window to the rear elevation with a fitted blind and views towards the sea.

## BEDROOM FOUR

9' x 7'3 (2.74m x 2.21m)

Window to the front elevation with countryside views. Over-stairs cupboard. Built-in wardrobe.

## BATHROOM

10'1 x 5'4 (3.07m x 1.63m)

Comprising a double-ended bath with central taps and rinsing attachment, basin with cabinet beneath, wc and separate tiled shower with a n overhead shower, additional rinsing attachment and wall-mounted

controls. Chrome towel rail/radiator. Tiled floor. Obscured window to the rear elevation. Electric under-floor heating.

## GARAGE

14'9 x 7'11 (4.50m x 2.41m)

Up-&-over door to the front elevation. Power and lighting. Consumer units. Tap. Internal timber partition.

## OUTSIDE

To the front there is a large area laid to chippings providing plentiful off-road parking and access to the garage. Bordered shrub and flower bed. Access is provided around both side elevations. The rear garden has been landscaped with areas laid to natural stone paving and chippings. Feature pond. Raised area also laid to natural stone paving, with a summer house, a pergola and mature planting. 2 timber sheds to the side.

## COUNCIL TAX SHDC

South Hams District Council  
Council Tax Band: F

## SERVICES

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



Road Map



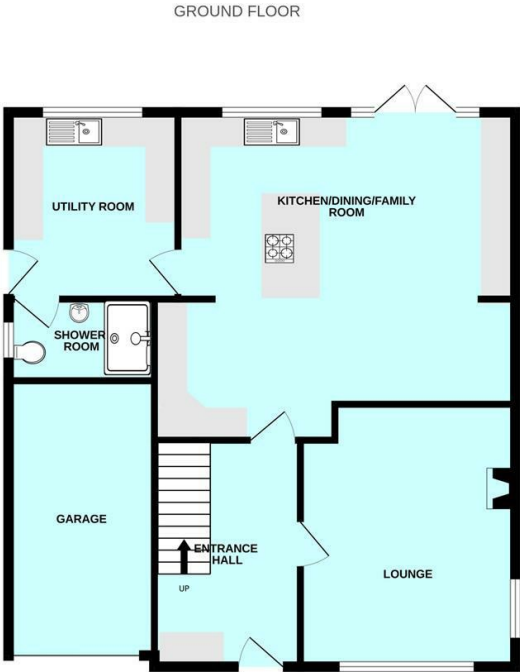
Hybrid Map



Terrain Map



Floor Plan

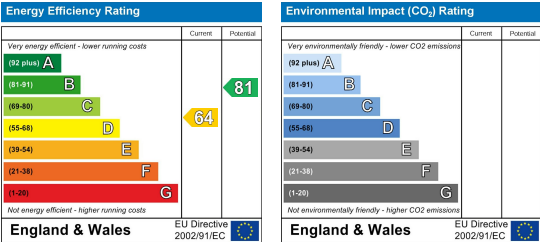


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Viewing

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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