Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



72 Knighton Road

Wembury, Plymouth, PL9 0EB

£350,000

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This beautifully-presented & generous-sized modern house needs to be viewed to be fully appreciated. It is located in the very popular South Hams village of Wembury & offers great-sized accommodation throughout. There are 3 double bedrooms, with a master ensuite shower room & family bathroom upstairs. On the ground floor is the entrance hall, downstairs cloakroom/wc, dual aspect light & bright main lounge/dining room leading to the modern fitted kitchen, which has a number of built-in appliances. There is a lovely southerly-facing rear garden, which has been designed for low maintenance and convenience, with access through to the 2 main parking spaces behind. Double-glazing & central heating, including under-floor to the ground floor.







KNIGHTON ROAD, WEMBURY, PL9 0EB

ACCOMMODATION

Access to the property is gained via the solid entrance door with double-glazing leading into the entrance hall.

ENTRANCE HALL 12'2" x 5'3" (3.72 x 1.61)

Providing access to the ground floor accommodation. Turning staircase with wooden newell posts and hand rails with glass inserts rising to the first floor accommodation. Under-stairs storage cupboard. Oak flooring. Under-floor heating.

DOWNSTAIRS CLOAKROOM/WC 5'5" x 3'10" (1.66 x 1.18)

Fitted with a low level toilet with a concealed cistern and sink unit with mixer tap. Vertical towel rail/radiator. Tiled floor. Tiled walls. Obscured double-glazed window to the front elevation.

LOUNGE/DINING ROOM 21'8" x 12'5" (6.62 x 3.80)

A lovely light bright triple aspect reception room with double-glazed windows to the front and side elevations and French-style double doors to the rear. Recess with mantel above providing a suitable space for a feature electric fire. Oak flooring. Under-floor heating. Inset ceiling spotlights. Double doors leading into the kitchen.

KITCHEN 9'8" x 9'1" (2.95 x 2.77)

Range of contemporary-style matching eye-level and base units with quartz work-tops, splash-backs and up-stands. Inset one-&-a-half bowl single drainer sink unit with mixer tap. 4-ring gas hob with a stainless-steel extractor hood above. Twin electric oven and grill. Integrated fridge, freezer, dishwasher and washing machine. Cupboard concealing the gas boiler. Oak flooring. Under-floor heating. Double-glazed window to the rear elevation. Doorway returning to the hallway.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Loft hatch. Velux-style double-glazed recessed window to the front elevation.

BEDROOM ONE 11'1" x 10'0" (3.38 x 3.06)

Double-glazed window to the front elevation.

ENSUITE SHOWER ROOM 7'6" x 2'11" (2.30 x 0.90)

Comprising a shower cubicle with a folding shower screen door, rainfall shower head and spray attachment, a sink unit with mixer tap and a low level toilet with a boxed-in cistern. Tiled floor. Fully-tiled walls. Built-in extractor. Obscured double-glazed window to the front elevation.

BEDROOM TWO 13'6" x 10'2" (4.14 x 3.12)

2 double-glazed windows to the rear elevation.

BEDROOM THREE 9'0" x 8'7" (2.76 x 2.62)

Double-glazed window to the rear elevation.

FAMILY BATHROOM 8'7" x 6'0" (2.62 x 1.83)

White modern suite comprising a bath with mixer tap and a mains shower with spray attachment over, sink unit with a mixer tap and a low level toilet with a concealed cistern.Vertical towel rail/radiator. Tiled floor. Fully-tiled walls. Obscured double-glazed window to the front elevation.

OUTSIDE

To the front of the property, there is a gravel area with a path leading to the front entrance and to the side gate. There is a side section of garden with gravel and a path leading through to the rear. To the rear there is a fenced and walled enclosed garden laid to paving together with raised planted flower beds. The rear garden enjoys a wonderful southerly aspect and a gate leads out to the adjacent 2 parking spaces.

COUNCIL TAX

South Hams District Council
Council tax band D

AGENT'S NOTE

There is an annual service charge of £250.

Wembury

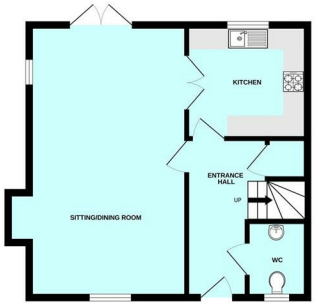
Wembury is a sought-after coastal village with a vibrant community situated in the west of the South Hams between the Yealm Estuary and Plymouth Sound within the South Devon area of outstanding natural beauty. Wembury has a beach, well-known for its excellent surfing and rock pooling, which is on the 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

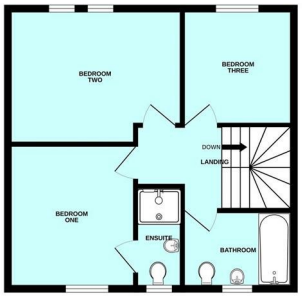


Floor Plans

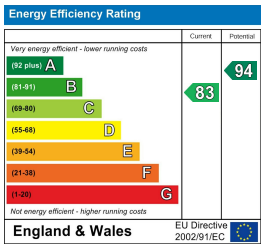
GROUND FLOOR

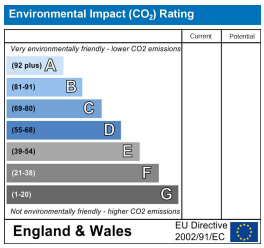


1ST FLOOR



Energy Efficiency Graph





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