



61 Knighton Road

Wembury, Plymouth, PL9 0EA

£325,000



A superb double-fronted end-of-terrace cottage, situated in the waterside village of Wembury. The property enjoys parking & a garage together with private gardens backing onto countryside. The accommodation briefly comprises an entrance hall & there is a generous lounge with fireplace, a kitchen/diner & downstairs wc. On the first floor there are 2 bedrooms & a bathroom. Gas-fired Raeburn. Central heating. Double-glazing. Owned solar panels.



KNIGHTON ROAD, WEMBURY, PLYMOUTH PL9 0EA

ACCOMMODATION

Front door opening into the entrance hall.

ENTRANCE HALL 12'5 x 6'4 (3.78m x 1.93m)

Staircase ascending to the first floor with a cupboard beneath. Obscured window to the rear elevation. Cupboard housing the electric meter and consumer units. Doors to the ground floor accommodation.

LOUNGE 16'10 x 12'5 (5.13m x 3.78m)

2 windows to the front elevation. Beamed ceiling. Stone-built fireplace and hearth incorporating a fitted gas fire. Alcove with shelving to one side of the chimney breast.

KITCHEN/DINER 12'5 x 9'8 (3.78m x 2.95m)

Range of base and wall-mounted cabinets with matching fascias, work surfaces and splash-backs. Stainless-steel one-&-a-half bowl single-drainer sink unit. Oven and hob with a cooker hood. Stone chimney breast incorporating a gas-fired Raeburn. To one side of the chimney breast there is also a storage cupboard with shelving and space for a freezer. Window to the front elevation with window seat. Beamed ceiling. 4 steps lead to a double-glazed door opening into the rear porch/wc.

REAR PORCH 11'1 x 2'8 (3.38m x 0.81m)

Quarry-tiled floor. Window to the side elevation. Further door leading to outside. Doorway opening into the downstairs wc which has a wall-mounted basin with tiled splash-back and wc. Shelving. Obscured window to the side elevation. Matching quarry-tiled floor.

FIRST FLOOR LANDING

Providing access to the first floor accommodation. Window to the rear elevation.

BEDROOM ONE 16'11 x 12'9 (5.16m x 3.89m)

Dual aspect with 2 windows to the front elevation and another to the rear. Feature ceiling beams. Shelved alcove to one side of the chimney breast. Built-in wardrobes.

BEDROOM TWO 14'8 to rear of cupboard x 7'11 (4.47m to rear of cupboard x 2.41m)

2 windows to the front elevation. Built-in cupboard with shelving housing the hot water cylinder. Feature ceiling beams. Loft hatch.

BATHROOM 10'9 x 7'2 (3.28m x 2.18m)

Comprising a bath, basin with storage beneath, wc and a double-sized tiled shower with a built-in shower system and a sliding glass door. Obscured window to the rear elevation with a tiled sill. Alcove with shelving. Feature ceiling beams.

GARAGE 14'8 x 8'1 (4.47m x 2.46m)

Up-&-over door to the front. Rear access door. Power.

OUTSIDE

There is a parking area outside the garage with gateways providing access to the property. A galvanised gate leads to the gardens. Between the cottage and the garage is a patio area with access to an area behind the garage. The main area of garden backs onto countryside and occupies an elevated position, enclosed by mature shrubs and hedging.

COUNCIL TAX

South Hams District Council
Council tax band D

SERVICES

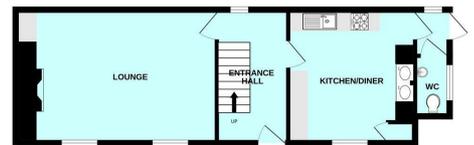
The property is connected to all the mains services: gas, electricity, water and drainage.

Area Map

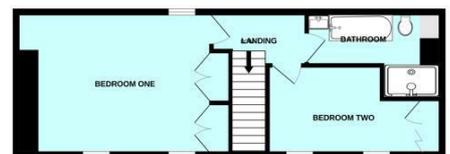


Floor Plans

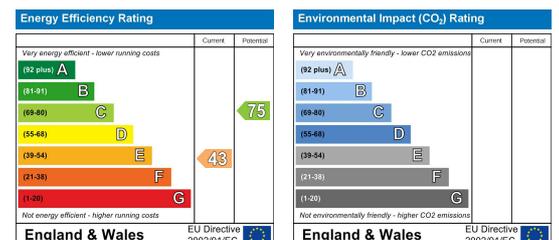
GROUND FLOOR



1ST FLOOR



Energy Efficiency Graph



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