



**Leyford Close, Wembury Plymouth PL9 0HX**

**welcome to**

**Leyford Close, Wembury Plymouth**

A well-presented two-bedroom semi-detached bungalow set in a quiet Wembury cul-de-sac, offering level access throughout. Features include a bright living room, fitted kitchen, modern shower room, attractive front and rear gardens! Call Fox and Sons to book your viewing!



## Entrance Hall

Double glazed door entrance with obscure window to front, bi-fold door to the kitchen and door to the lounge

## Lounge

Double glazed window to front elevation, two radiators and door leading to both bedrooms and shower room.

## Conservatory

Double glazed surround with side door to rear garden.

## Kitchen

A modern kitchen with plenty of worktops and unit space. Integrated gas hob with hood, electric oven, washing machine and dish washer with space for a fridge freezer. A double glazed window to side elevation and door.

## Bedroom 1

Fitted sliding wardrobe, radiator and sliding door leading to the rear garden

## Bedroom 2

Radiator and sliding door to the conservatory, currently used as a dining room.

## Shower Room

Shower cubicle with mains shower, WC, pedestal sink and double glazed window to side elevation.

## Front Garden

A level access driveway for multiple vehicles leading to the garden and a level lawn area and path to front door.

## Rear Garden

A level rear garden with a spacious patio area offering space for outdoor dining with a leveled lawn with a fence/wall surround.



**Floor Plan**

Total floor area 67.8 m<sup>2</sup> (730 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

  
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## Leyford Close, Wembury Plymouth

- Two well-proportioned bedrooms
- Bright and spacious living room
- Modern shower room
- Level access
- Quiet, sought-after location

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £290,000



Please note the marker reflects the postcode not the actual property

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