Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



37 Veasy Park

Wembury, Plymouth, PL9 0EP

£395,000

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Located in an ever-popular cul-de-sac within the South Hams village of Wembury is this lovely generously-sized semi-detached property. The accommodation comprises 3 good-sized bedrooms and a 4-piece modern bathroom upstairs. On the ground floor there is an entrance hall, shower room/wc, utility room, modern fitted kitchen leading to a dining area and lovely-sized lounge. At the rear of the property is a conservatory, which in turn leads out onto an attractive mature garden.







VEASY PARK, WEMBURY, PL9 0EP

ACCOMMODATION

Access to the property is gained via the uPVC part double-glazed entrance door with obscured double-glazed side panels leading into the entrance hall.

ENTRANCE HALL 13'3" x 5'10" (4.04 x 1.78)

Providing access to the ground floor accommodation. Stairs rising to the first floor. Engineered wood flooring.

UTILITY ROOM 6'11" x 4'7" (2.12 x 1.42)

Double-glazed window to the side elevation. Space and plumbing for a washing machine. Laminate floor.

SHOWER ROOM/WC 7'3" x 6'9" (2.21 x 2.07)

Fitted with a walk-in shower with shower unit and spray attachment, low level toilet with a boxed-in cistern and sink unit with a cupboard beneath. Vertical towel rail/radiator. Laminate floor. Double-glazed window to the front elevation.

LOUNGE 16'6" x 13'2" (5.05 x 4.02)

Full-length double-glazed window to the rear elevation. Feature radiator. Engineered wood flooring. Double-glazed sliding patio doors leading out to the conservatory. Sliding door leading to the dining area.

DINING AREA 12'3" x 7'10" (3.75 x 2.41)

Vertical radiator. Engineered wood flooring. uPVC double-glazed double doors leading out to the conservatory. Step into the kitchen.

KITCHEN 7'8" x 16'7" (2.36 x 5.06)

Series of matching eye-level and base units with work surfaces and matching up-stands. Inset single drainer sink unit with mixer tap. Built-in electric hob with an electric oven beneath. Built-in dishwasher. Double-glazed window to the front elevation.

CONSERVATORY 18'0" x 7'10" (5.51 x 2.41)

Mono pitch glass roof. Tiled floor. Double-glazed windows to 3 elevations. Double doors leading out onto the rear garden.

FIRST FLOOR LANDING

Providing access to the first floor accommodation.

BEDROOM ONE 13'5" x 10'4" (4.09 x 3.16)

Double-glazed window to the rear elevation.

BEDROOM TWO 12'2" x 10'10" (3.71 x 3.32)

Double-glazed window to the rear elevation with a lovely outlook over local rooftops with distant views towards the countryside.

BEDROOM THREE 12'11" x 8'0" (3.94 x 2.46)

Double-glazed window to the front elevation.

BATHROOM 10'6" x 9'2" (3.21 x 2.81)

Lovely modern suite comprising a free-standing bath, generous-sized walk-in shower with tiled area surround, rainfall shower head and spray attachment, a sink unit with a mixer tap and a vanity cupboard beneath and a low level toilet with a boxed-in cistern. Vertical towel rail/radiator. Recessed cupboard housing the gas boiler. Laminate floor. 2 obscured double-glazed windows to the front elevation.

OUTSIDE

At the front of the property there is a planted triangular section of garden and a tarmac drive leads down to the front of the house. A paved area and a path lead to a side gate, which in turns leads to a side path accessing the rear. At the rear there is a fenced and walled enclosed garden with a paved patio area adjacent to the rear of the property. Beyond this is a lawn area plus a concreted sitting area and an elevated decked sitting area with a raised planted border adjacent.

COUNCIL TAX

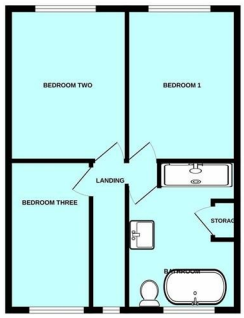
South Hams District Council
Council tax band D

Area Map

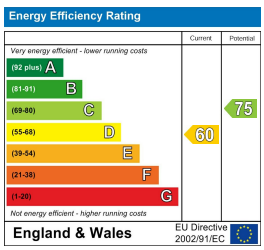


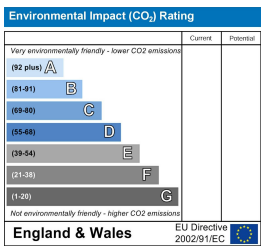
Floor Plans





Energy Efficiency Graph





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