



Falcon

01752 600444

3 Ryeland Close

Wembury, Plymouth, PL9 0HZ

Guide Price £300,000 - £310,000





In Brief

Two Bedroom Detached Bungalow in Wembury with lovely enclosed garden drive and garage

Reception Rooms Living Room & Kitchen/Diner

Bedrooms Two double Bedrooms

Heating Gas Central Heating

Area 632 SQFT

Tenure Freehold

Parking Driveway & Garage

Council Tax C

Description

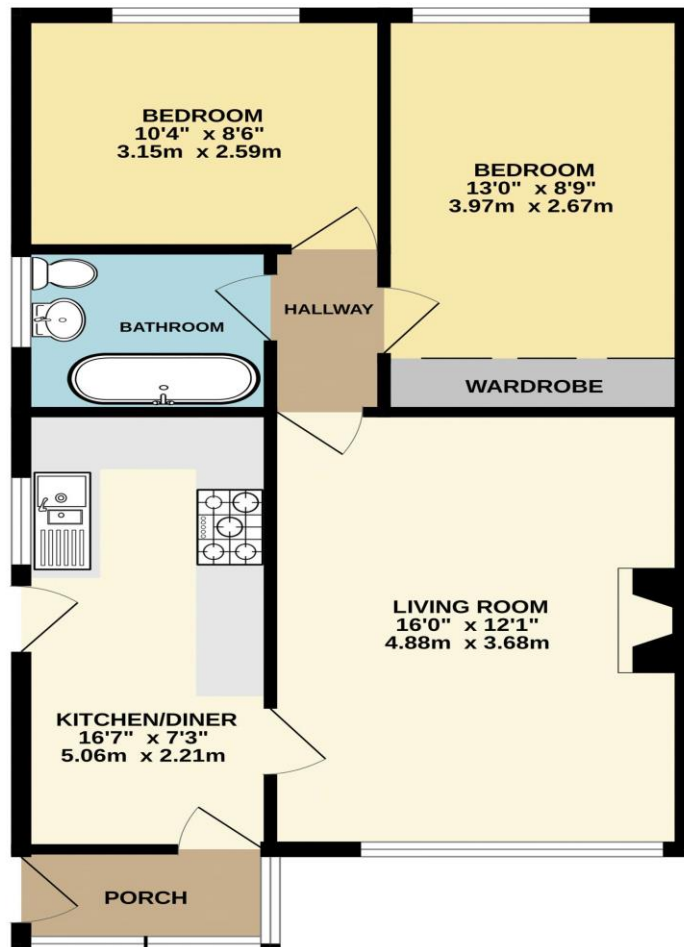
Located in the popular village of Wembury is this 2-bedroom bungalow with a driveway and garden, perfectly positioned just a short distance away from Wembury Beach and local amenities including a village pub and convenience store. The front door leads into a porch, with a further door into the kitchen/diner, which is a decent size and has been fitted with a range of base units with work surfaces over, additional wall mounted units and spaces for appliances. Off the kitchen is the main living room, a good-sized room with a large window to the front and a door into the inner hallway. From here there is access to the two bedrooms, both overlooking the garden and with the main bedroom benefitting from built in wardrobes. The property also has a modern bathroom which comprises of a WC, wash hand basin and a bath. Externally the property has a lawned front garden, a driveway to the side with gates halfway down where the driveway narrows leading down to the garage at the end. The rear garden consists of patio and a good sized lawned area of garden. This is a lovely bungalow, located in a quiet cul de sac within this popular village. Call now for more details or to organise a viewing.

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Floor Plans

GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.
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Your home may be repossessed if you do not keep up repayments on your mortgage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
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