

FOR SALE

Price £375,000



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8 Hillcrest Close, Wembury, Plymouth, Devon, PL9 0HA



- **SPACIOUS EXTENDED DETACHED BUNGALOW**
- **GENEROUSLY PROPORTIONED ADAPTABLE ACCOMMODATION**
- **IN NEED OF UPDATING, IMPROVEMENT AND REFURBISHMENT**
- **OFFERING GREAT POTENTIAL**
- **RECEPTION HALL, LOUNGE**
- **KITCHEN/DINING ROOM, UTILITY ROOM, GARAGE**
- **4 BEDROOMS**
- **BATHROOM/WC, SHOWER ROOM/WC**
- **LARGE LEVEL DOUBLE SIZE PLOT WITH 2 ENTRANCE DRIVES**
- **GREAT POTENTIAL TO EXTEND THE EXISTING DWELLING OR REMODEL THE SITE**
- **POTENTIAL SPACE FOR 2 DWELLINGS ON THE PLOT SUBJECT TO ANY NECESSARY CONSENT/APPROVAL**

THE PROPERTY

A spacious detached bungalow which underwent two large extensions in the mid 1980's with the addition of bedrooms 3, 4 and shower room and on the opposite side the addition of the large garage and utility room. The property has been upgraded, for example a new gas boiler was fitted in 2012 and there is uPVC double glazing. The property now providing a spacious and flexible home currently with four bedrooms but designed with the extension to have 5 bedrooms and standing on a generous size plot.

The property is clearly in need of a programme of updating, improvement and refurbishment and as such offers great potential.

The large plot and the property itself clearly offers ample scope perhaps to significantly extend the existing dwelling but also the plot having two entrance drives also offers potential for building another dwelling within the grounds or complete re-development of the site, subject to any necessary consent/approval.

LOCATION

Set tucked away towards the end of this private unmade cul-de-sac of Hillcrest Close and found in the highly popular seaside village of Wembury. The village providing a variety of local services and amenities with a popular primary school, various shops and the beautiful National Trust coastline and Wembury Beach which is overlooked by Wembury Church. The village lies within easy commuting distance of Plymouth City and with nearby connection to major routes in other directions.

PORCH PVC double glazed door with adjoining window into:

HALL 15' 7" x 5' 0" (4.75m x 1.52m) Shelved cupboard.

LOUNGE 16' 2" x 10' 10" (4.93m x 3.3m) uPVC double glazed window overlooking the back garden. Fireplace with stone surround and hearth and solid fuel stove.

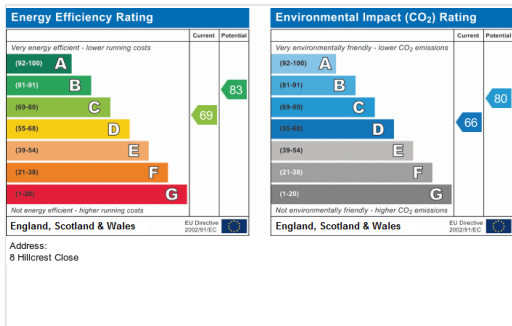
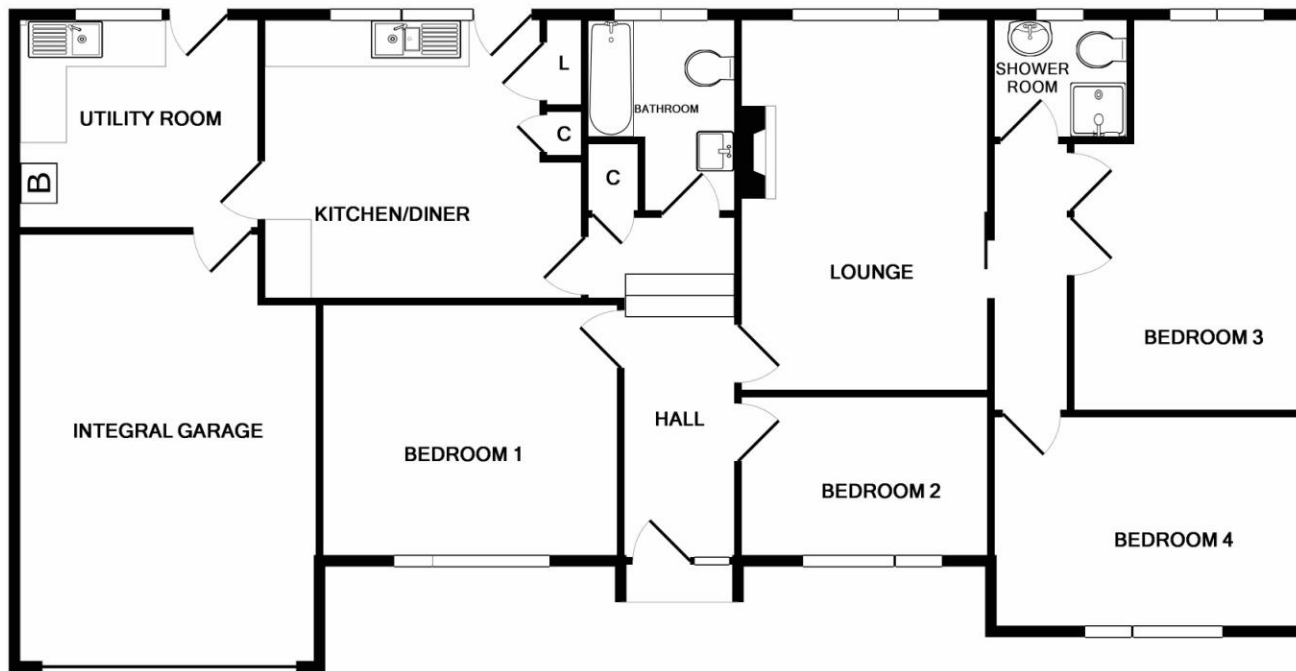
KITCHEN/DINING ROOM 13' 10" x 12' 0" (4.22m x 3.66m) PVC part double glazed back door and adjoining uPVC double glazed window. Built-in cupboard and adjoining shelved larder housing the mains electric meter and fuse box. Roll edge work surface with inset composite one and a half bowl sink unit with chrome mixer tap, cupboard and drawer storage under. Space for cooker with electric cooker point and fitted extractor hood over. Door to:

UTILITY ROOM 10' 0" x 9' 3" (3.05m x 2.82m) PVC part double glazed back door with adjoining uPVC double glazed window. Roll edge work surface with cupboard storage under and inset stainless steel sink. Space and plumbing for washing machine and other white goods. Wall mounted 'Vaillant' gas fired boiler servicing the central heating and domestic hot water. Door to:

GARAGE 18' 8" x 13' 1" max. (5.69m x 3.99m max.) Power and lighting. Wide metal up and over door to the front.

BEDROOM 1 12' 11" x 11' 1" (3.94m x 3.38m) uPVC double glazed window to the front elevation.

BEDROOM 2/STUDY 10' 10" x 7' 2" (3.3m x 2.18m) uPVC double glazed window to the front. Access hatch to main loft.



BATHROOM 7' 10" x 6' 7" max. (2.39m x 2.01m max.) Patterned obscure uPVC double glazed window to the rear elevation. Coloured suite comprising pedestal wash hand basin, wc, twin grip panelled bath with mixer tap and shower attachment. Part tiled walls.

INNER HALL Further doors off to:

SHOWER ROOM 6' 0" x 5' 5" (1.83m x 1.65m) Patterned obscure uPVC double glazed window to the rear. Coloured suite with pedestal wash hand basin, wc and shower.

BEDROOM 3 17' 1" x 10' 2" max. (5.21m x 3.1m max.) Designed as two bedrooms and could simply be divided having two doors and two uPVC double glazed windows to the side and rear overlooking the gardens.

BEDROOM 4 13' 4" x 9' 4" (4.06m x 2.84m) uPVC double glazed window to the front. Access hatch to loft.

EXTERNALLY

The property is located towards the end of the cul-de-sac with pedestrian gate with paved pathway leading up to the front door. Two separate entrances, the first a double width drive providing off street parking and giving access to the garage. At the far end a second vehicular access into a tarmac hardstand providing off street parking for at least two vehicles side by side. With gardens wrapping around on three sides, mainly lawned with hedge and fence boundaries to the perimeter. A wide side garden area and an extensive southerly facing back garden. GREENHOUSE. GARDEN SHED.

TENURE: Freehold.

COUNCIL TAX BAND: E

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