

FOR SALE

Price £415,000



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10 Southland Park Road, Wembury, Devon, PL9 0HF



- **EXTENDED DETACHED DORMER STYLE HOUSE BUILT IN THE 1960'S**
- **WELL-PROPORTIONED LIGHT AND AIRY ACCOMMODATION**
- **DECEPTIVELY SPACIOUS ARRANGED OVER 2 STOREYS**
- **PORCH, HALL , GOOD SIZE LOUNGE**
- **SPACIOUS OPEN PLAN FITTED KITCHEN/DINING ROOM**
- **DOWNSTAIRS SHOWER ROOM/WC**
- **4 BEDROOMS, MASTER BEDROOM WITH WALK-IN WARDROBE AND ACCESS TO WALK-IN LOFT**
- **POTENTIAL FOR LOFT CONVERSION**
- **FIRST FLOOR BATHROOM/WC**
- **GENEROUS SIZE PLOT EXCELLENT PARKING FACILITIES LARGE GARAGE 22' X 12'**
- **GENEROUS SIZE ENCLOSE MATURE BACK GARDEN**
- **NO ONWARD CHAIN**

THE PROPERTY

A detached dormer style house believed to have been built in the 1960's and with a dormer extension understood to date back to the 1970's. The property has been upgraded in the past including re-wiring, re-plumbing, re-modelling of the layout and a 'Worcester' boiler installed about five years ago. Providing a well-proportioned deceptively spacious house arranged over two storeys.

On the ground floor with porch, hall, spacious open plan fitted kitchen and dining room, a large light front set lounge, two double bedrooms, one currently used as a study and separate shower room/wc. At first floor level a family bathroom, master bedroom with walk-in wardrobe and access into a walk-in loft which has been prepared potentially to install an en-suite facility but clearly provides potential for conversion to additional accommodation and a second good size double bedroom which has a cupboard housing the 'Worcester' boiler. The property stands on a generous size plot having excellent parking facilities on the wide frontage, a drive to the side and a one and a half size garage to the rear. Ample potential space for storage of caravan, boat or trailer and numerous vehicles. A mature enclosed good size back garden enjoying a good degree of privacy.

LOCATION

Set in this pleasant convenient position at the higher end of Southland Park Road in this popular village of Wembury which provides for a number of local services and amenities. These include a popular primary school, various shops, a public house and parish church which overlooks the National Trust owned beach and coastline. Wembury lies within an easy drive of Plymouth city and with nearby connection to major routes in other directions.

GROUND FLOOR

PORCH 7' 6" x 4' 6" (2.29m x 1.37m)

HALL 18' 10" x 4' 6" (5.74m x 1.37m) Open plan to dining room. Airing cupboard with radiator.

LOUNGE 17' 11" x 12' 11" (5.46m x 3.94m) Dual aspect with wide raised curved bay window to front with views to farmland and two windows to either side of chimney/contemporary fireplace with gas fire. Bamboo flooring.

KITCHEN/DINING ROOM 21' 0" x 19' 6" max. (6.4m x 5.94m max.) Open plan spacious light and airy room with open tread staircase to first floor. Kitchen fitted with white units, roll edge work surfaces with tiled splashbacks. 'Rangemaster Toledo' cooker. Spaces for dishwasher, washing machine and tumble dryer. Stainless steel sink with mixer tap. Two windows and glazed back door overlooking the rear garden.

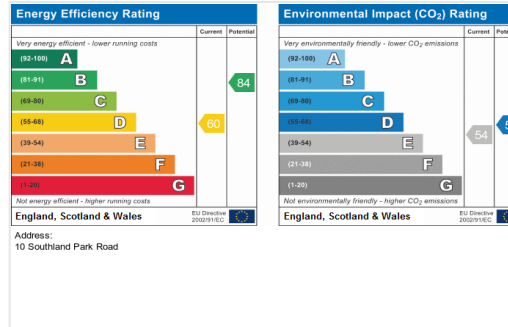
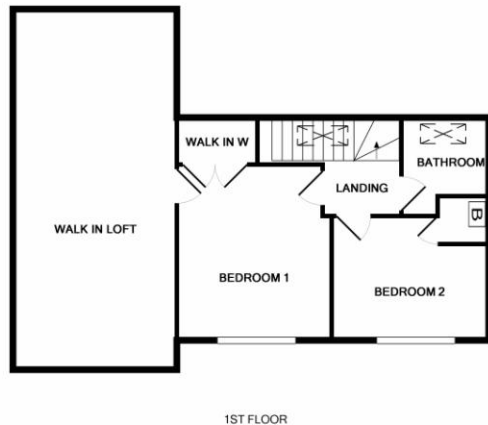
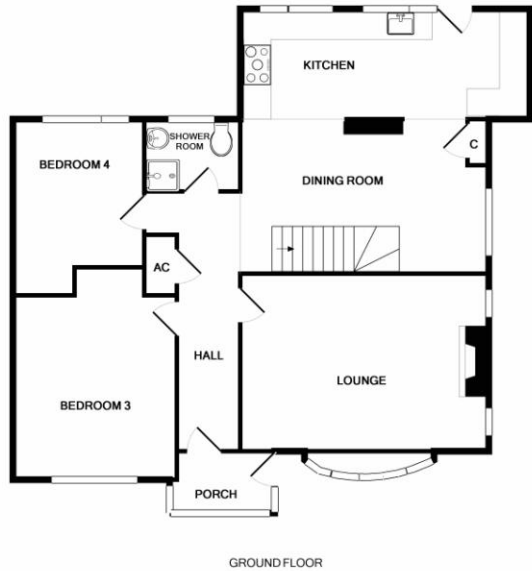
BEDROOM 3 14' 3" x 11' 10" (4.34m x 3.61m) Window to front with views to farmland.

BEDROOM 4 12' 5" x 9' 6" (3.78m x 2.9m) Window overlooking the rear garden.

SHOWER ROOM Window to rear. White modern suite with wc, pedestal wash hand basin, tiled shower with 'Mira Sport' electrically heated shower.

FIRST FLOOR

LANDING Velux window to rear.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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BEDROOM 1 12' 0" x 11' 3" (3.66m x 3.43m) Picture window to front with long views to farmland. Walk-in wardrobe. Door to:

WALK-IN LOFT Light point. Potential for conversion.

BEDROOM 2 11' 7" x 9' 0" (3.53m x 2.74m) Window to front with views. Walk-in airing cupboard houses 'Worcester' boiler servicing the central heating and hot water.

BATHROOM Velux window to rear with views. White modern suite with wc, circular wash hand basin, bath with shower/mixer tap.

EXTERNALLY

A wide entrance opens into the front laid to gravel and providing a parking area with space for three vehicles side by side and potentially up to eight vehicles off street. A drive continues down the side of the property to the generous size garage set to the rear.

GARAGE 22' 0" x 12' 5" (6.71m x 3.78m) Metal up and over door to the front. Two windows to the side and rear. Power and lighting.

A relatively large enclosed back garden enjoying a good degree of privacy laid out with a wide lawn, paved and decked area. GARDEN SHED.

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