Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



24 Leyford Close

Wembury, Plymouth, PL9 0HX

£350,000

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A superbly presented semi-detached bungalow which has been extended & occupies a lovely position at the end of the cul-de-sac. There are gardens to the front & rear, together with driveway & garage. The rear garden has a southerly aspect. The accommodation briefly comprises of an entrance hall, living room with wood burner, fitted kitchen, inner hallway, 2 ground floor double bedrooms & a family shower room. Within the roof space, a master bedroom with an en-suite shower room. The property has double-glazing & central heating.







LEYFORD CLOSE, WEMBURY, PL9 0HX

ACCOMMODATION

ENTRANCE HALL 7'4" x 4'8" (2.24m x 1.42m)
Front door opens into the entrance hall with a built-in cupboard housing the Ideal gas boiler. Doors provide access to the kitchen & living room.

LIVING ROOM 15'10" x 12' (4.83m x 3.66m)
Window to the front elevation. Door to the inner hallway. Chimney breast with wood burner set onto a slate hearth. Staircase ascends to the converted roof space.

KITCHEN 10'7" x 7'3" (3.23m x 2.21m)
Range of base & wall-mounted cabinets with modern gloss fascias & work surfaces with matching splashback. Stainless steel single drain sink unit. Built-in double oven & grill. Separate induction hob with glass splash-back & cooker hood above. Space & plumbing for washing machine. Space for free-standing fridge/freezer. Window to the side elevation & an obscured glazed door leads to outside. Spotlighting.

INNER HALL 6'2" x 4' (1.88m x 1.22m)
Provides access to bedrooms 2 & 3 plus the family shower room.

BEDROOM TWO 15'3" x 8'10" (4.65m x 2.69m)
French doors to the rear opening onto the garden.

BEDROOM THREE 10'5" x 8'10" (3.18m x 2.69m)
French doors to the rear opening onto the garden. This room is currently used as a separate dining room.

FAMILY SHOWER ROOM 6'2" x 6'2" (1.88m x 1.88m)
Double-size shower with sliding screen. Waterproof panelling to the walls. Wc with concealed cistern & push-button flush. Basin set into a cabinet providing storage. Obscured window to the side elevation. Spotlighting.

BEDROOM ONE 22'9" x 17' maximum (6.93m x 5.18m maximum)
Occupying the converted roof space. Deep under-stairs storage cupboard. Dormer to the rear. Windows to rear & side elevations with sea views. Eaves access. Spotlighting.

EN-SUITE SHOWER ROOM 7'8" x 5'8" (2.34m x 1.73m)
Enclosed shower. Wc with concealed cistern & push-button flush. Basin set into a cabinet providing storage. Part-tiled walls. Chrome towel rail style radiator. Velux window to the front elevation. Spotlighting.

GARAGE 17' x 9'7" (5.18m x 2.92m)
Up & over door to the front elevation. Power & lighting.

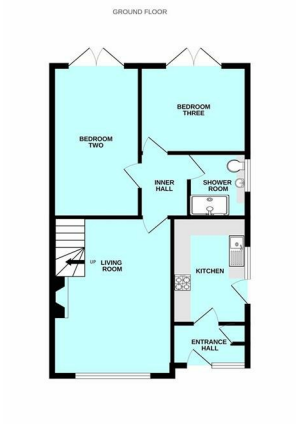
OUTSIDE
Bungalow is approached via a driveway, providing off-road parking running alongside the bungalow & leading to the garage. Side tap. The front garden is laid to lawn with brick paving leading to the main front entrance. The rear gardens, which enjoys a southerly aspect, is laid to lawn with a brick paved patio area. Dry stone wall. Outside power points. Outside light.

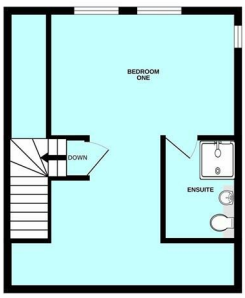
COUNCIL TAX
Plymouth City Council
Council Tax Band: C

Area Map

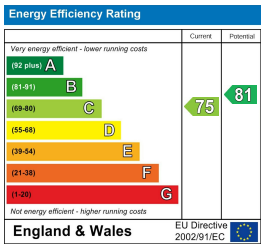


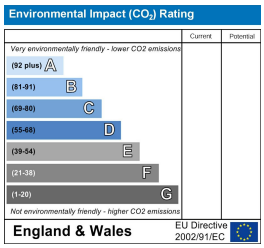
Floor Plans





Energy Efficiency Graph





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