Julian Marks ESTATE AGENTS | PEOPLE, PASSION AND SERVICE



6 St. Werburgh Close

Wembury, Plymouth, PL9 0AP

£585,000

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Beautifully-presented detached house situated in a quiet tucked-away position enjoying a south-west facing garden and sea views. The accommodation briefly comprises an entrance hall with downstairs cloakroom/wc and open-plan living accommodation with a lounge, dining area together with a kitchen and a utility area. On the first floor a landing provides access to 4 double bedrooms and a bathroom with a bath and a separate shower. Other features include a drive, garage, gardens, views, double-glazing and central heating. No onward chain.







ST WERBURGH CLOSE, WEMBURY, PL9 0AP

ACCOMMODATION
Glazed door with a full-height window to the side opening into the entrance porch.

ENTRANCE PORCH
Front door with obscured glazed panels either side opening into the entrance hall. Window to the side elevation.

ENTRANCE HALL 11'10 x 7'11 (3.61m x 2.41m)
Providing access to the ground floor accommodation. Staircase to the first floor. Under-stairs cupboard and storage area.

OPEN-PLAN LIVING ROOM 22'9 x 11'5 (6.93m x 3.48m)
Dual aspect with a window to the front elevation and sliding double-glazed patio doors to the rear with views over the garden towards the sea. Ample space for seating and dining. Chimney breast featuring a wood burner with a timber surround and a slate hearth. Inset ceiling spotlights. Open-plan access into the kitchen/family area.

OPEN-PLAN KITCHEN/FAMILY ROOM 18'2 x 17'9 (5.54m x 5.41m)
Dual aspect with windows to the rear and side elevations. The window from the rear has lovely sea views. Range of base and wall-mounted cabinets with contrasting fascias, work surfaces and tiled splash-backs. Island with breakfast bar and pendant lighting above. Belfast-style ceramic sink with mixer tap. Belling range-style cooker with 2 ovens and a grill. Space for an American-style fridge-freezer. Integral dishwasher. Space for washing machine and space for a tumble dryer. Additional ceramic single drainer sink unit with mixer tap. Larder cupboard with shelving. Inset ceiling spotlights. Door leading to outside via the side elevation.

DOWNSTAIRS CLOAKROOM/WC 8'10 x 2'10 (2.69m x 0.86m)
Fitted with a wc and a square basin. Towel rail/radiator. Part-panelled walls. Obscured window to the side elevation.

FIRST FLOOR LANDING
Providing access to the first floor accommodation. Loft hatch.

BEDROOM ONE 13'2 x 11'4 (4.01m x 3.45m)
Window to the front elevation. Feature panelling to the walls. Recessed wardrobe.

BEDROOM TWO 13'11 x 11'8 (4.24m x 3.56m)
Window with a fitted blind to the front elevation.

BEDROOM THREE 8'11 x 9'2 (2.72m x 2.79m)
Window to the rear elevation with fabulous sea and countryside views. Built-in wardrobe.

BEDROOM FOUR 9'3 x 8'4 (2.82m x 2.54m)
Window to the rear elevation with lovely sea and countryside views.

BATHROOM 10'11 x 5'6 (3.33m x 1.68m)
Comprising a free-standing bath with floor-mounted mixer tap, basin with mixer tap set onto a cabinet providing storage, a generous-sized tiled shower enclosure with sliding glass doors and wc. Chrome towel rail/radiator. Tiled floor. Inset ceiling spotlights. Window to the rear elevation with lovely sea views.

GARAGE 17'10 x 9'1 (5.44m x 2.77m)
Up-&-over door to the front elevation. Side access door. Power and lighting. Housing the gas boiler.

OUTSIDE
To the front a driveway provides access and off-road parking. There is a car port adjacent to the garage, which also provides a covered area to the main front door. The rear garden enjoys a south-westerly aspect plus sea and countryside views. There is a large natural stone patio area together with areas laid to lawn and chippings, with shrub and flower beds. There is a lower patio and a greenhouse.

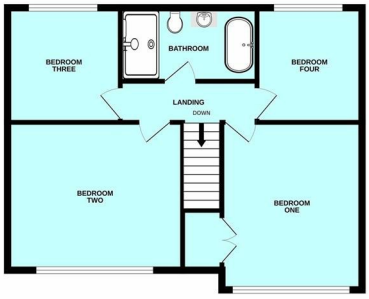
COUNCIL TAX
South Hams District Council
Council tax band E

Area Map

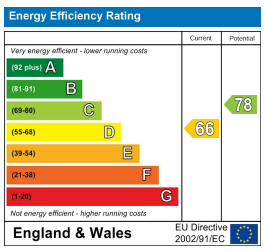


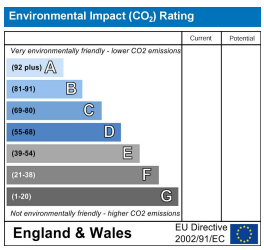
Floor Plans





Energy Efficiency Graph





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