



Wembury Road, PL9 Offers Over: £300,000

This extended four-bedroom semidetached property in the heart of Elburton will undoubtedly suit a growing family. The ground floor comprises a contemporary living room which flows pleasantly into the recently fitted kitchen / dining room. The open plan living space is flooded with natural light due to its large patio doors to the front aspect. Downstairs has benefited greatly from its single-story extension to the side which now allows for the generous master bedroom and office space, which is currently being utilised as a home Salon.

The ground floor is concluded with a downstairs Wc. Upstairs boasts two double bedrooms, a further single bedroom and a family bathroom, all of which has been decorated to an equally as impressive standard as the rest of the home. This family home sits on a substantial plot, boasting both front and rear gardens. To the front, the property has been landscaped and now provides a low maintenance garden which has ample space for garden furniture. To the rear, the property benefits from an enclosed garden which has been laid to lawn and boasts fantastic potential. EPC: TBC.

Rooms

Porch 5'9" x 3'10" (1.75m x 1.17m). Vinyl flooring with UPVC window to front and side aspect.

Entrance Hall 16'8" x 6'2" (5.08m x 1.88m). Carpet flooring with wall mounted gas radiators and door leading to living room.

Living Room 13'4" x 12' (4.06m x 3.66m). Hardwood flooring with wall mounted gas radiators and UPVC sliding patio door to front aspect.

Kitchen Dining Room 16'9" x 9'2" (5.1m x 2.8m). Hard wood flooring with part tiled walls, sink and draining unit with hot and cold mixer taps. Space for fridge freezer, washer/dryer and UPVC window and patio doors to rear aspect.

WC 4'9" x 2'10" (1.45m x 0.86m). Vinyl flooring with low level WC and hot and cold mixer taps with ceramic wash hand basin.

Bedroom 1 14'8" x 13'3" (4.47m x 4.04m). Carpet flooring with UPVC double glazed patio doors rear aspect.

Landing 5'3" x 5'3" (1.6m x 1.6m). Carpet flooring with access to bedrooms and bathroom.

Bedroom 2 13'3" x 8'4" (4.04m x 2.54m). Carpet flooring with wall mounted gas radiators and UPVC double glazed window to rear aspect.

Bedroom 3 13'3" x 13' (4.04m x 3.96m). Carpet flooring with wall mounted gas radiators and UPVC double glazed window to front aspect.





Bedroom 4 9'8" x 8'7" (2.95m x 2.62m). Astro turf flooring with wall mounted gas radiators and UPVC double glazed window to front aspect.

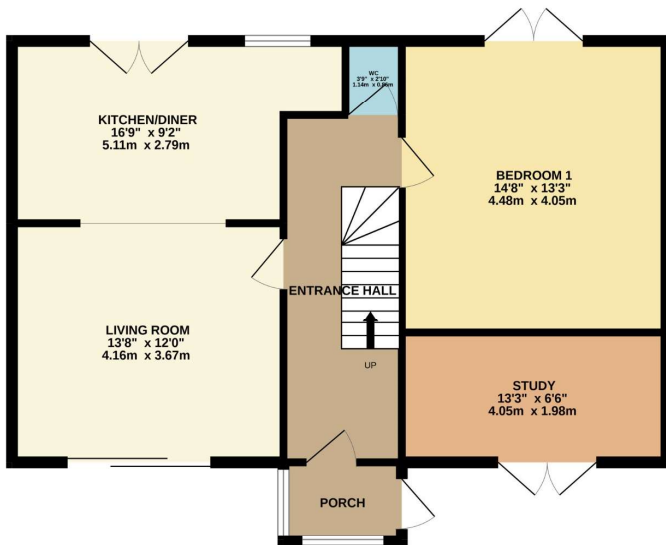
Bathroom 6'5" x 5'3" (1.96m x 1.6m). Vinyl flooring with wall mounted gas radiator, low level WC, bath with hot and cold mixer taps and a power shower above. hot and cold mixer tap with ceramic wash hand basin. UPVC double glazed window to rear aspect.

Salon 6'8" x 13'1" (2.03m x 4m). Vinyl flooring with plumbing for was hand basin and double-glazed patio doors to front aspect.

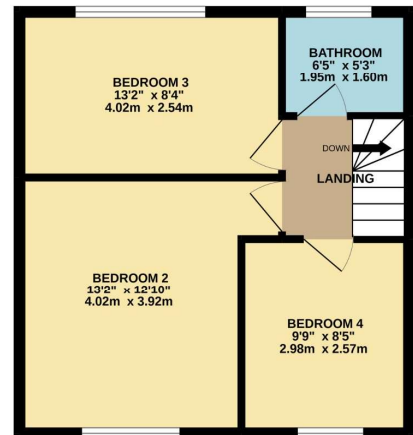
Exterior To the front aspect artificial turf with stone chipping path leading to the property. rear aspect consists of a good-sized garden laid to turf.



GROUND FLOOR
720 sq.ft. (66.9 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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