

**Lang**  
AND CO

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18 LEYFORD CLOSE, WEMBURY, PLYMOUTH, PL9 0HX





## Price £209,950 Freehold

Situated in a quiet cul-de-sac location in the picturesque South Hams coastal village of Wembury is this two bedroom level sited semi detached bungalow. The property comprises of an entrance porch, entrance hall, fitted kitchen with side door giving access to the garage and rear garden, a generous size lounge/diner, two double bedrooms with master having fitted wardrobes and a family bathroom. Externally to the front there is garden laid to lawn and a driveway providing parking and access to the single garage. To the rear there is a well kept laid to lawn garden and a patio seating area. The property is uPVC double glazed, gas centrally heated and should be viewed at the earliest opportunity to appreciate the accommodation on offer.

Wembury is a stunning South Hams village which offers numerous amenities to include; a popular primary school, post office, general store, hairdressers, doctor's surgery and a public house. Beautiful coastal walks can be enjoyed along the South West Coastal path connecting you to Heybrook Bay, Bovisand and Jennycliff beaches. Transport links provide access to Plymstock and the vibrant city centre of Plymouth.

ENTRANCE PORCH  
 ENTRANCE HALL  
 LOUNGE/DINER  
 16' 0" x 12' 0" (4.88m x 3.66m)  
 KITCHEN  
 10' 5" x 7' 4" (3.18m x 2.24m)  
 MASTER BEDROOM  
 12' 7" x 9' 0" (3.84m x 2.74m)  
 BEDROOM TWO  
 10' 4" x 8' 9" (3.15m x 2.67m)  
 BATHROOM

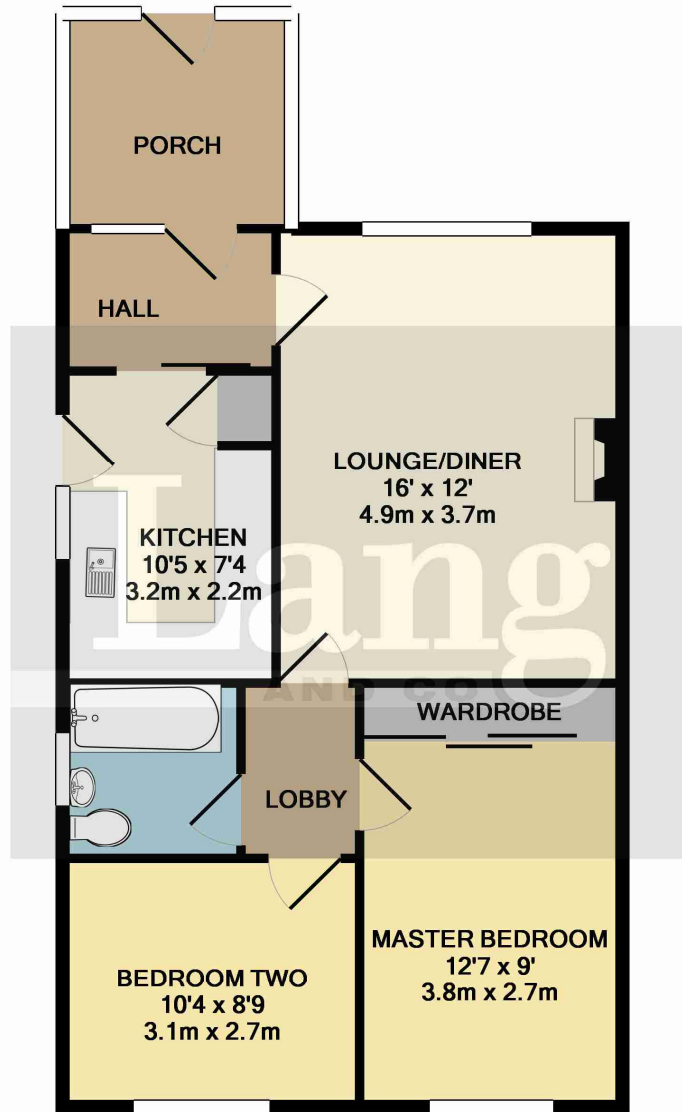
**OUTSIDE**  
 GARAGE & DRIVEWAY  
 FRONT & REAR GARDEN

**COUNCIL TAX:** We understand the property is in band 'C' and the amount payable for the year 2014/2015 is £1,372.57 (*Obtained by internet enquiry with South Hams Parish Church these details are subject to change*).

### IMPORTANT NOTICE CONSUMER PROTECTION REGULATIONS

While we endeavour to provide accurate and reliable sales details, they are intended as a general guide only. If there is any point of particular importance to you, please make prior contact with our office, especially if you contemplate travelling some distance to view the property. The agent has not tested any apparatus, equipment fittings or services and so cannot verify that they are in working order, or fit for their purpose. The buyer is advised to obtain verification from their solicitor or a surveyor. Photographs produced with wide angle lens, unless stated. All measurements are approximate and calculated between the major prevailing and opposing wall/skirt board surfaces, subject to bays, alcoves, projections, etc. as quoted. In the case of an irregular size room an average measurement may be quoted.

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Measurements are approximate. Not to scale. Illustrative purposes only  
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**VIEWING AND NEGOTIATIONS**

Strictly through the vendors Agents, Messrs. Lang & Co., (01752) 456000  
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Office Hours: Monday-Friday 9.00am-5.30pm (Saturday) 9.00am-4.00pm  
**24 HOUR ANSWERING SERVICE**

