

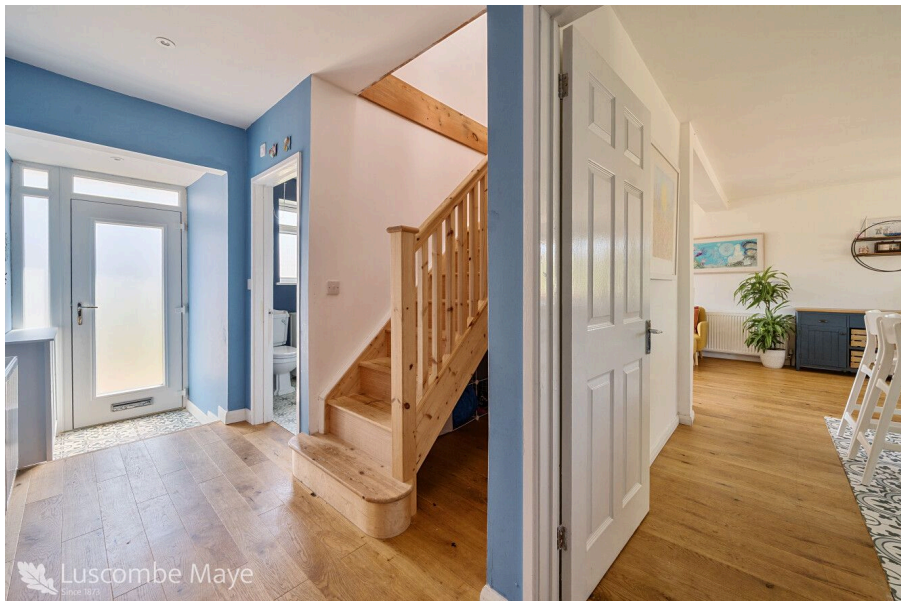


Luscombe Maye
Since 1873

Mewstone Avenue, WEMBURY, South Devon

Guide Price £390,000

3 2 1



DESCRIPTION Nestled in the sought-after village of Wembury, this spacious bungalow presents an exciting opportunity to complete a part-converted home in one of Devon's most picturesque coastal locations. Offering a blend of established comfort and untapped potential, this property is perfect for buyers looking to tailor a home to their own taste and style. Inside, the ground floor of the property features two well proportioned bedrooms, a stylish family bathroom, separate shower room, and a generous, open plan living area with a bright kitchen overlooking the rear garden. A partially converted loft provides the framework for further expansion - currently arranged as two bedrooms, but ideal for creating a primary suite with en-suite shower room, home office, or additional living space. <https://southhams.planning-register.co.uk/Planning/Display/0122/23/HHO> The bungalow is set on a good-sized plot with a driveway and mature gardens to the front and rear.

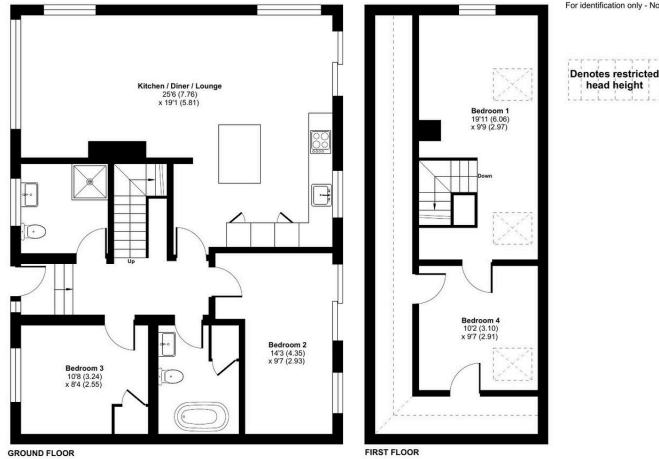
SITUATION This bungalow is situated within the beautiful South Hams village of Wembury and minutes from the South Devon coastline - dedicated as an Area of Outstanding Natural Beauty. The village boasts a thriving community with amenities to include a 14th century church, primary school, convenience store, surgery, Inn and beach. The maritime City of Plymouth, (just ten minutes drive away) provides the facilities of a major, regional centre, including a large university, medical school, good state and private schools, regional hospital, theatre, National Marine Aquarium and a wide selection of shops, including the Drakes Circus shopping mall. For the boating enthusiast Queen Anne's Battery Marina and the Royal Western Yacht Club of England provide excellent facilities within a short distance. There are wonderful opportunities for walking on the South Devon coastal footpaths to both East and West, with further opportunities for walking or riding on Dartmoor just 8 miles to the North. There are 18 hole golf courses at Staddiscombe, Plympton and Bigbury.

VERIFIED MATERIAL INFORMATION Further information available by scanning the QR code available in the images or by following the link <https://moverly.com/sale/5TnQybst5PhsFo39v1hA1v/view>). Alternatively, you can contact our team for this information.



Mewstone Avenue, Wembury, Plymouth, PL9

Approximate Area = 1268 sq ft / 117.8 sq m
Limited Use Area(s) = 57 sq ft / 5.2 sq m
Total = 1325 sq ft / 123 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1204301



- Highly sought after village location
- Front and rear gardens
- Part-converted, opportunity to tailor accommodation to buyer requirements
- Three Bedrooms
- Family bathroom and shower room
- Open plan living room
- Driveway
- Level plot
- Study
- Walking distance to Wembury Beach



Use the QR code for further "Material Information" about this home

