



Luscombe Maye
Since 1873

Mewstone Avenue, WEMBURY, South Devon

Guide Price £725,000

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A beautifully presented, five-bedroom detached home, perfect for growing families and offering a balance of coastal charm with exceptional modern living. At the heart of the home is a stunning kitchen/living/dining area with two sets of bi-fold doors that seamlessly connects the interior to the well maintained rear garden. A paved patio area, perfect for alfresco dining leads across a level lawn to the dedicated garden office, providing a quiet, private workspace, ideal for remote working. A useful utility room is located beside the main living space, providing ample additional storage and leads directly into the integral garage. At the front of the property is an additional sitting room, together with a study and downstairs wet-room.

Upstairs there are five generously sized bedrooms, the principal bedroom features a stylish en-suite and dressing area. The remaining four bedrooms have use of a spacious family bathroom.

The property 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.

VERIFIED MATERIAL INFORMATION To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/5TnQybst5PhsFo39v1hA1v/view>). Alternatively, you can contact our team for this information. Council Tax band: F Tenure: Freehold



37 Mewstone Avenue, Wembury, Plymouth, PL9 0JU

Approximate Gross Internal Floor Area = 193.4 sq m / 2082 sq ft

Garage Area = 14.2 sq m / 153 sq ft

Outbuilding Area = 6.5 sq m / 70 sq ft

Total Area = 216.1 sq m / 2327 sq ft

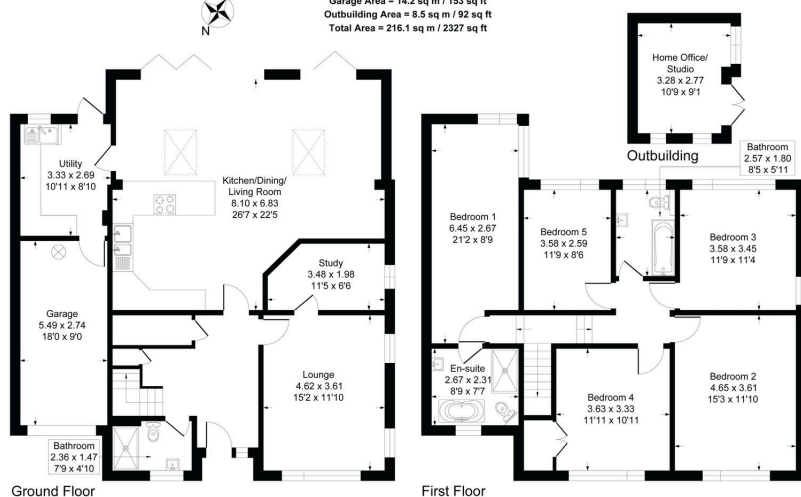


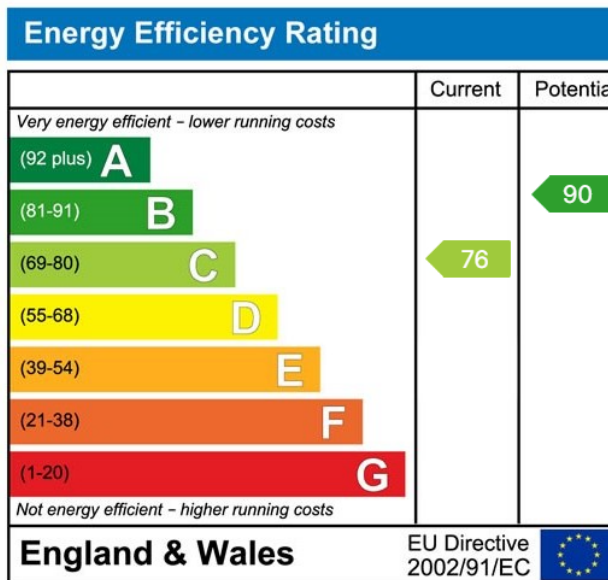
Illustration for identification purposes only, measurements are approximate, not to scale.

- Detached, executive style family home
- Integral garage
- Five substantial bedrooms
- Easy distance to local shops and beach
- Solar panels
- Stunning kitchen/living/dining room extension
- Driveway
- Garden office
- Enclosed rear garden
- EV Charging Point

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



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.

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