



Luscombe Maye

Since 1873

Langdon View, WEMBURY, South Devon

Guide Price £495,000

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The home is entered through a glazed porch area which floods the entrance with sunlight. The accommodation is beautifully presented with bright, spacious rooms throughout. A welcoming open plan living area with a triple aspect, features a log burning stove and double doors providing access to the garden. A well-equipped modern kitchen with a full suite of integrated appliance (including AEG wine fridge), hard wearing Corian worktops and a large central island creates a perfect space for family dining and gatherings. A downstairs cloak room completes the ground floor.

Three comfortable bedrooms and a stylish family bathroom are accessed of the first floor galleried landing. The primary bedroom has a range of fitted wardrobes and en-suite shower room. The second bedroom also has fitted wardrobes. The boarded loft can be accessed via a loft ladder and provides useful storage.

Outside, the level garden is a standout feature. A low-maintenance space with a customised pergola that's perfect for relaxing, entertaining, or simply soaking up the beautiful surroundings. The home benefits from a driveway with parking for two cars and a useful garage. With the coast just a short distance away, this property offers an enviable lifestyle with easy access to beaches, scenic walks, and local amenities.

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: D Tenure: Freehold

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.



18 Langdon View, Wembury, PL9 0FA

Approximate Gross Internal Floor Area = 96.0 sq m / 1034 sq ft

Garage Area = 17.4 sq m / 188 sq ft

Total Area = 113.4 sq m / 1222 sq ft

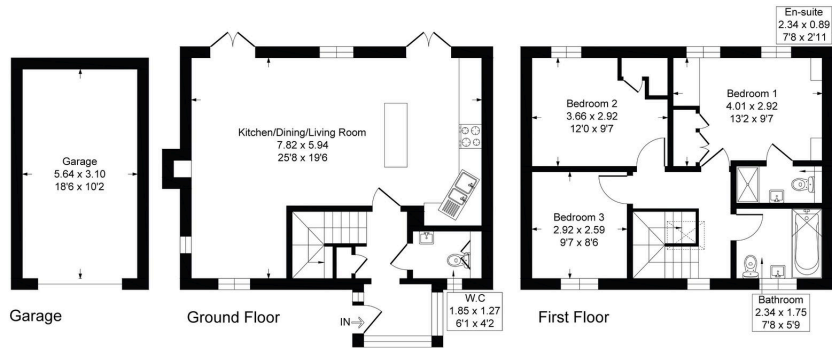


Illustration for identification purposes only, measurements are approximate, not to scale.


- Detached, three bedroom home
- Stylish open plan living
- Garage with EV charger and double driveway
- Central village location
- Balance of NHBC warranty
- Beautifully presented throughout
- Feature fireplace with log burner
- Level garden with customised pergola
- Underfloor heating across the ground floor
- Easy access to beaches, scenic walks, and local amenities

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

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