



45 Church Road, Wembury, Plymouth, Devon, PL9 0JF



Price £460,000



Situated in the heart of the highly sought-after South Hams village of Wembury, this deceptively spacious and extended four-bedroom semi-detached family home occupies a generous plot, offering excellent off-road parking for numerous vehicles and a substantial level rear garden, making it an ideal home for growing families.

The accommodation is approached via an entrance porch which leads through to a entrance hallway. At the heart of the property is a superb open-plan living space, creating a sociable and versatile environment for modern family living. The spacious lounge flows seamlessly through to the kitchen/dining area, whilst patio doors open directly onto the rear garden, allowing plenty of natural light and providing the perfect space for entertaining both inside and out.

A former garage has been thoughtfully converted to create an additional reception room, offering flexibility for a family room, home office, playroom or occasional guest accommodation.

To the first floor are four well-proportioned double bedrooms, all providing comfortable accommodation, together with a family bathroom fitted with a four-piece suite comprising a panelled bath, separate shower cubicle, wash hand basin and WC.

Externally, the property truly excels. The sizeable plot provides extensive off-road parking to the front, whilst the large, level rear garden offers an excellent space for children to play, outdoor entertaining and gardening enthusiasts. Given the overall size of the plot, there may also be potential for further extension or development, subject to obtaining any necessary planning consents.

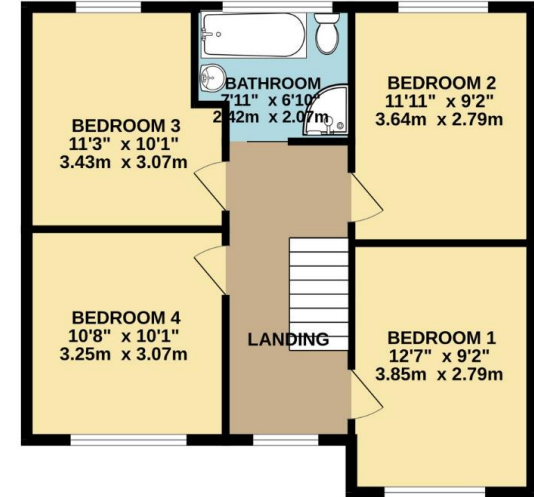
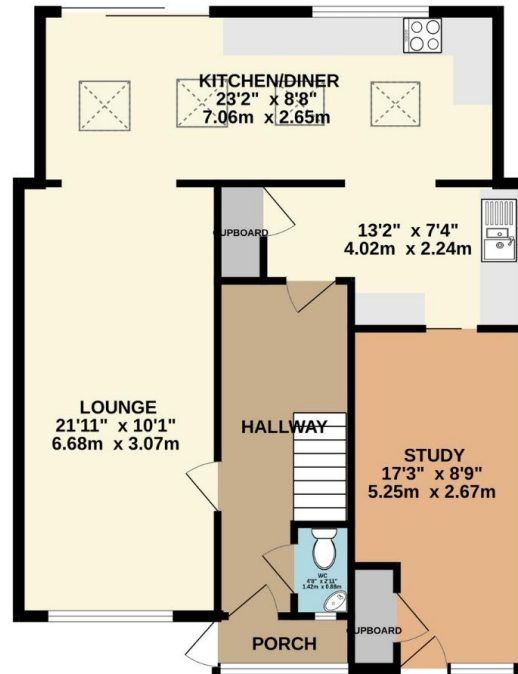
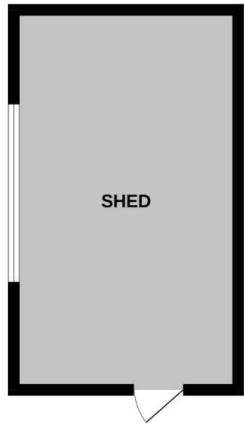
Wembury remains one of the most desirable villages in the South Hams, renowned for its stunning coastline, sandy beach, National Trust countryside and excellent local amenities. The village offers a popular primary school, village shop, church, public house and a strong sense of community, whilst the vibrant city of Plymouth is only a short drive away, providing an extensive range of shopping, leisure and transport facilities.



To view this property call Lang Town & Country Estate Agents on **01752 456000**.

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TOTAL FLOOR AREA : 1606 sq.ft. (149.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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