



Luscombe Maye

Since 1873

Veasy Park, WEMBURY, South Devon

Guide Price £535,000

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A superbly presented detached home, perfect for growing families, offering a balance of coastal charm with exceptional modern living. At the heart of the home is a stunning kitchen/living/dining area, extended and beautifully modernised by the current owners. Bi-fold doors seamlessly connect the interior to the well maintained, west facing rear garden with a level lawn and mature shrub borders providing privacy all year round.

A stylish sitting room with multi-fuel log burner, is located to the front of the home, and offers a peaceful retreat from hectic family life. The integral garage, with light and power, houses the gas boiler which was installed 5 years ago and offers a EV charging point and plenty of useful storage. Completing the ground floor the utility room and downstairs cloakroom is a creative and clever use of space, with fully tiled shower enclosure.

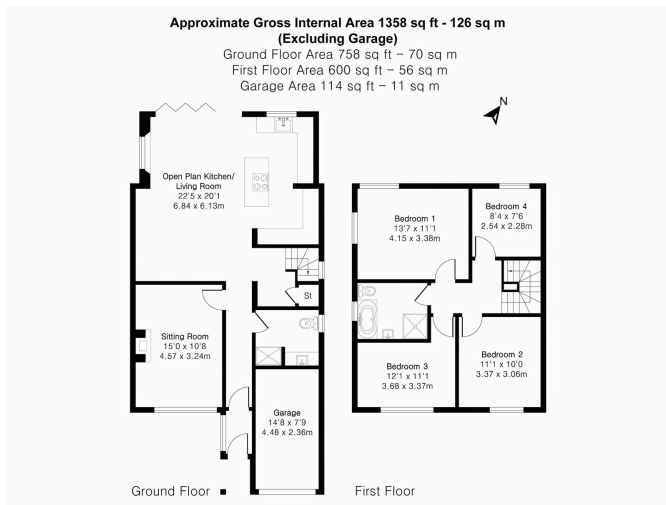
Upstairs there are four bedrooms. The principal bedroom has a dual aspect windows with glorious views towards the South Devon Coastline and the Mewstone. The spacious and stylishly fitted family bathroom boasts a free standing bath tub and double shower cubicle.

SITUATION 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, forest school, convenience store, surgery, Inn and beach.

VERIFIED MATERIAL INFORMATION To ensure legal compliance, we require our sellers to 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/RvRG1euDUAKQXK4TVn6ecv/view>). Alternatively, you can contact our team for this information.

Council Tax band: E Tenure: Freehold





PINK PLAN

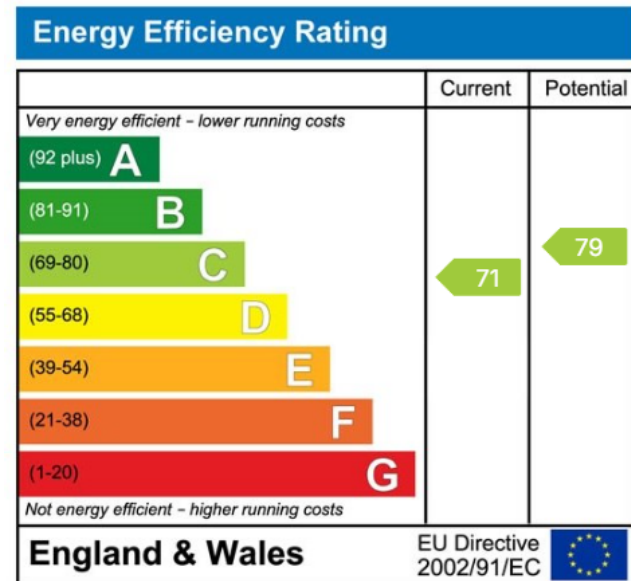
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Detached, executive style family home
- Stunning kitchen/living/dining room extension
- Integral garage
- Enclosed west facing garden
- EV Charging Point
- Superbly presented throughout
- Separate sitting room with multi-fuel burning stove
- Driveway
- Easy distance to local shops and beach
- Walkable to local primary school



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.



Newton Ferrers:
Newton Hill, Newton Ferrers PL8 1AA
01752 872417
newtonferrers@luscombemaye.com
www.luscombemaye.com