



72 Knighton Road, Wembury, Plymouth, Devon, PL9 0EB



# Price £375,000



A beautifully presented and spacious modern three-bedroom semi-detached family home, situated within the highly desirable coastal village of Wembury. Offering well-proportioned accommodation throughout, this superb property also benefits from the remainder of an NHBC warranty, providing added peace of mind for prospective purchasers.

The accommodation comprises a welcoming entrance hallway with downstairs cloakroom/WC and a contemporary fitted kitchen featuring a range of integrated appliances. To the rear of the property is a generous dual-aspect lounge/dining room, creating an excellent family and entertaining space, with French doors opening onto the enclosed south-facing rear garden. The ground floor further benefits from underfloor heating throughout.

On the first floor there are three well-sized bedrooms, with the principal bedroom enjoying the advantage of a modern ensuite shower room. A stylish three-piece family bathroom serves the remaining bedrooms.

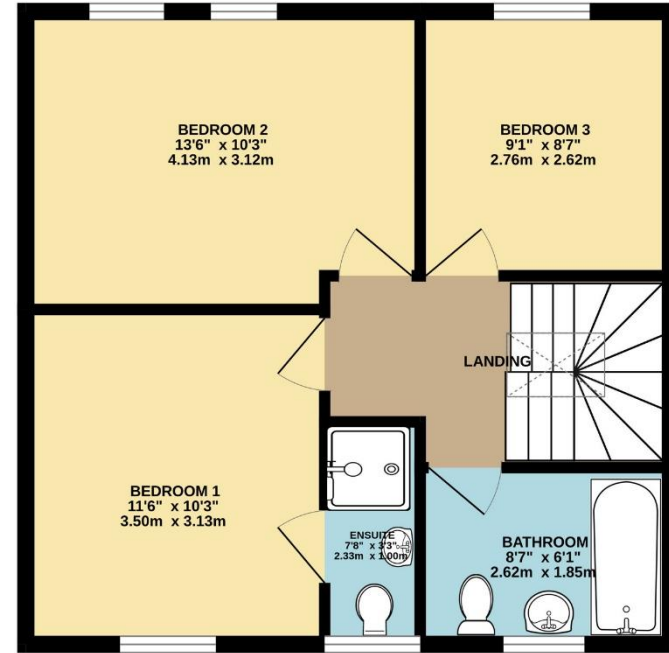
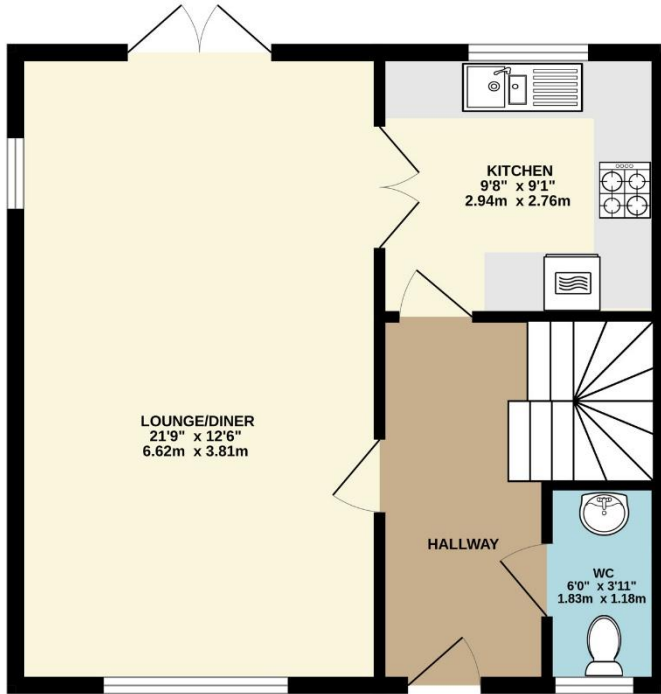
Externally, the property enjoys a low-maintenance front garden, whilst to the rear is a level, enclosed south-facing garden designed for ease of upkeep, complete with rear gated access leading to the two allocated parking spaces.

Located in the sought-after village of Wembury, the property is perfectly positioned to enjoy the stunning South Devon coastline, with nearby beaches, scenic coastal walks and access to the renowned Wembury Beach and the South West Coast Path. The village itself offers a strong sense of community along with a range of local amenities including a village pub, shop, church and highly regarded primary school, whilst still being conveniently located for access into Plymouth.



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





TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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