



Luscombe Maye

Since 1873

Knighton Road, WEMBURY, South Devon

Guide Price £399,950

3 1 1



Nestled in a convenient location, this three-bedroom home offers bright and welcoming living spaces, 80 ft + front and rear gardens, driveway and garage, all within easy reach of local amenities.

Upon entering, you are greeted by well-proportioned accommodation designed for comfortable living. The reception room is an inviting space to relax and entertain, benefiting from a fireplace with electric fire and glorious westerly views across farmland and patio doors to the rear of the home accessing the private and level rear garden. The kitchen has been extended and is thoughtfully arranged to optimise work top space and storage with an integral Neff electric oven, separate Neff microwave, and fridge/freezer. There is space and plumbing for washing machine and dishwasher. A breakfast bar provides the perfect spot for informal dining or a morning coffee. A large understairs pantry cupboard and downstairs cloakroom complete the ground floor.

Upstairs, there is a spacious landing with window to the side of the property and a loft hatch, with three generously sized bedrooms and a modern, well-appointed bathroom with fitted vanity units and kidney-shaped bath with shower over. The primary bedroom is spacious with views over the garden to the open fields behind and benefitting from a range of floor to ceiling fitted wardrobes and dressing table with a separate study/dressing room/nursery.

One of the property's notable features is the large front and rear gardens, offering a wonderful outdoor retreat for relaxation, or outdoor activities. Additionally, the property benefits from a single garage and off road parking.

The home features gas-powered central heating with underfloor heating in the family bathroom, ensuring a comfortable environment throughout.

VERIFIED MATERIAL INFORMATION To ensure legal compliance, we require our sellers to complete a Material Information Guide along with the title document. Please scan the QR code to access the additional online material information. Or you can contact our team for this information. (<https://moverly.com/sale/Elxoxn7nTkdrwtL9kgxKch/view>)



**Approximate Gross Internal Area 1187 sq ft - 111 sq m
(Excluding Garage)**

Ground Floor Area 598 sq ft - 56 sq m
First Floor Area 589 sq ft - 55 sq m
Garage Area 138 sq ft - 13 sq m



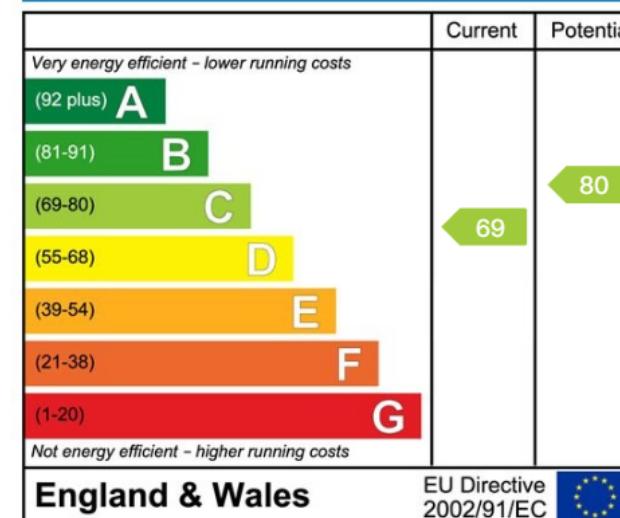
- Extended, semi-detached home
- Large, private rear garden backing onto open fields
- Dual Aspect Living/Dining Room
- Close to well regarded Primary School
- Ample Off Road Parking
- Driveway, Garage and front garden
- 3 bedrooms with flexible 4th bedroom/study/dressing room
- Kitchen with Breakfast Bar
- Centrally located within desirable South Hams Village
- Council Tax Band C, Freehold

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

Energy Efficiency Rating



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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