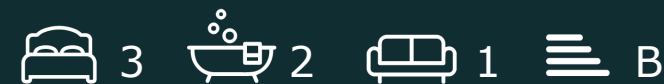


DC
LANE

SELL • LET • MANAGE

Langdon View, Wembury, PL9 0FA

Offers Over £370,000 Freehold





Langdon View

Wembury, PL9 0FA

- Sought After Modern Development
- Three Bedrooms
- Underfloor Heating
- Remaining NHBC Warranty
- Two Parking Spaces & EV Charging Point
- Semi Detached House
- Coastal Village Wembury Location
- Delightful Sunny Garden
- Picturesque Views Over National Trust Field
- Council Tax Band D

Nestled within an impressive modern development in the picturesque coastal village of Wembury within the South Devon Area of Outstanding Natural Beauty this beautifully presented semi-detached home combines contemporary design with timeless charm. The property features a striking natural stone façade, enhancing its curb appeal and harmonising with the scenic surroundings.

The inviting hallway, laid with elegant oak flooring that flows seamlessly throughout the ground floor leads into the spacious lounge/dining room with bifold doors that open directly onto the garden, creating a wonderful connection between indoor and outdoor living. Double doors lead into a stylish kitchen with a range of integrated appliances and boiling hot water tap, there is also a cloakroom/wc. The first floor of this stunning home continues to impress with thoughtfully designed and well-proportioned living spaces. The master bedroom offers a tranquil retreat with views, complete with a stylish en suite shower room. A second generous double bedroom and a single bedroom both feature bespoke built-in cupboards providing ample storage solutions. The well appointed family bathroom includes a sleek suite with a shower over the bath and the landing, enhanced by a striking vaulted ceiling and a Velux window, fills the space with natural light and adds a sense of openness and character to the upper level.

There are two dedicated parking spaces and an EV charging point, offering modern sustainability and convenience for electric vehicle owners. The delightful rear garden enjoying all day sunshine perfectly complements the home’s scenic surroundings with a mix of lawn, paved area, fruit trees lining the border creating a natural hedgerow and gate opening onto a National Trust field.

With 3 years NHBC warranty combined with its coastal village setting and views over the adjacent field, this property seamlessly blends contemporary living with countryside charm and a viewing is highly recommended.

Offers Over £370,000



Ground Floor

Lounge/Diner	12'5" x 21'9" (3.81 x 6.63)
Kitchen	9'7" x 8'11" (2.94 x 2.74)
Cloakroom/WC	3'10" x 6'0" (1.19 x 1.83)

First Floor

Bedroom One	13'6" x 11'2" (4.13 x 3.42)
Bedroom Two	13'1", 42'7" x 10'2" (4,13 x 3.11)
Bedroom Three	8'7" x 8'11" (2.62 x 2.74)
Bathroom	8'7" x 6'0" (2.62 x 1.83)



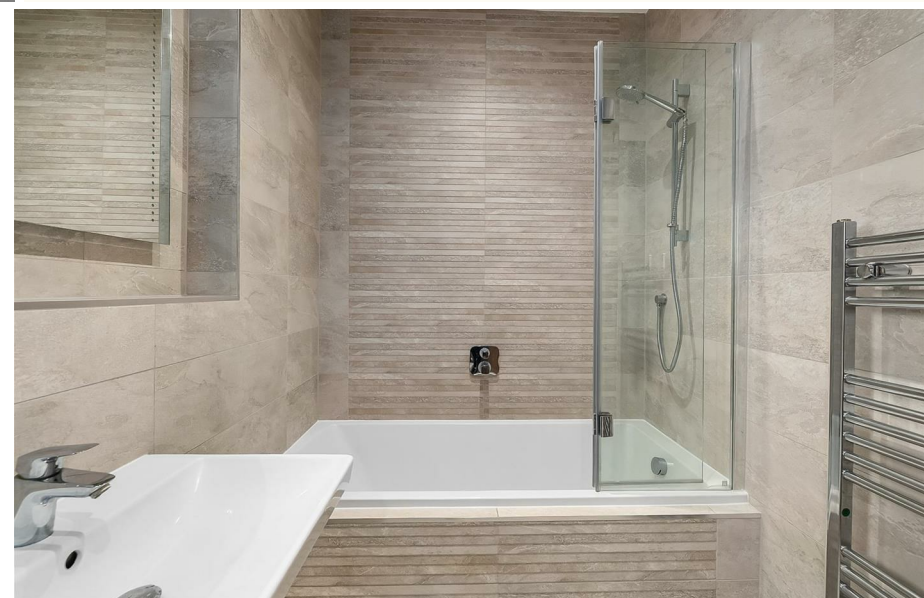


Directions

Exit the Devon Expressway following signs for Plymstock. Come along the A374 in the left hand lane taking you across Laira Bridge to Billacombe Road. Take the third exit at the Roundabout onto Pomphlett Road and stay on Pomphlett Rd for 0.6 mi. Turn right onto Dean Cross Rd 0.2 mi Turn left onto Dean Hill 0.3 mi Continue onto Furzehatt Rd 0.2 mi Turn right onto Goosewell Rd 495 ft At the roundabout, take the 1st exit and stay on Goosewell Rd Go through 1 roundabout 0.2 mi At the roundabout, take the 3rd exit and stay on Goosewell Rd 0.4 mi Turn left onto Staddiscombe Rd 0.3 mi Turn right

Council Tax Band: D

Scan for Material Information





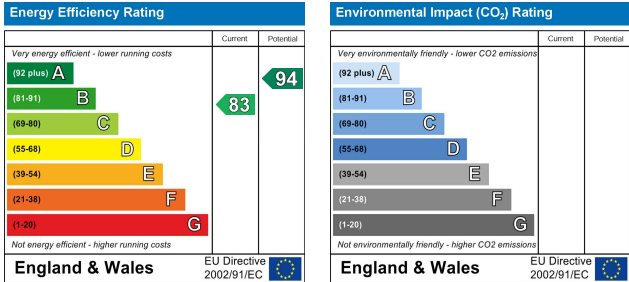
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our DC Lane, Plymouth Office on 01752 874242 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

All estate agents are legally required to carry out anti-money laundering checks on buyers and sellers under the UK Money Laundering Regulations. DC Lane may charge a fee of £36.00 Inc Vat per individual buyer. This fee covers the cost of completing those checks.

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