



Luscombe Maye
Since 1873

Valley Drive, WEMBURY, South Devon

Offers In Region Of £499,950

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Luscombe Maye are delighted to bring to the market this charming dormer bungalow. Tucked away on a peaceful cul-de-sac in the popular South Hams village of Wembury, the property features a spacious, dual-aspect lounge/diner with patio doors leading to the private rear garden. The fitted kitchen provides plenty of storage and benefits from a breakfast bar. A spacious double bedroom, study/single bedroom and shower room on the ground floor allow for level living if needed, but with two double bedrooms, large roof terrace and an additional shower room within the dormer, the property provides the ultimate versatility to create a spacious family home.

A useful utility leads into a car port with detached garage and driveway providing parking for multiple cars.

The west facing gardens are a combination of terraces, flower beds and level lawns and open onto farmland, with long views across the valley towards West Wembury. A roof terrace is the perfect spot to enjoy the sunsets with views to Wembury Bay and the Mewstone.

This fantastic property offers the fortunate buyer the opportunity to modernise and extend (STPP), to create a beautiful village home.

FURTHER INFORMATION

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/8Dw3dnewS55P78C7Mp1KoR/view>). Alternatively, you can contact our team for this information.

Council Tax band: D Tenure: Freehold Energy Performance rating: E

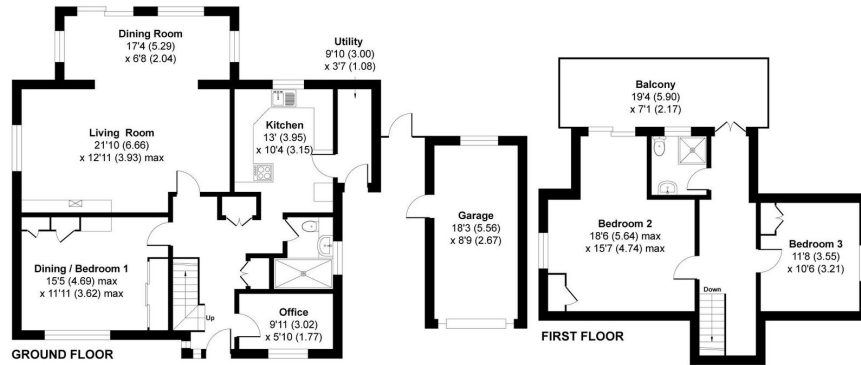
Electricity supply: Mains electricity Water supply: Mains water supply Sewerage: Mains Heating: Gas-powered central heating is installed. The system was installed at an unknown date. Heating features: Double glazing





Valley Drive, Wembury, Plymouth, PL9

Approximate Area = 2239 sq ft / 208 sq m
Garage = 160 sq ft / 14.8 sq m
Total = 2399 sq ft / 222.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1388905



- Detached dormer bungalow
- Potential to modernise and extend
- Generous west facing gardens with panoramic rural views
- Car port, driveway and garage
- Thriving village community
- Roof terrace with sea views
- Situated in South Hams Area Outstanding Natural Beauty
- Versatile accommodation
- Walking distance to Wembury Bay
- No onward chain



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	