



17 Higher Moor,

Avonwick, South Brent, Devon, TQ10 9FE

RENDELLS

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Avonwick, South Brent, Devon, TQ10 9FE **Guide Price of £295,000**

A smartly presented semi-detached, three bedroom home set in the desirable development of Higher Moor. Offering parking for two/three vehicles, enclosed rear garden.

- Three Bedrooms
- Family Bathroom
- Well proportioned accommodation
- Good size kitchen/diner
- Conveniently located for communications to Exeter and Plymouth via A38
- Enclosed rear garden
- Solar Panels

Totnes 6.6 miles approx., South Brent 2.4 miles approx., Buckfastleigh 6.1 miles approx., Exeter 30 miles approx., Plymouth 17.3 miles approx., Newton Abbot approx. 16.5 miles, (London Paddington via Totnes Train Station approx. 2.45 hours).

Situation

Avonwick is located in the heart of the South Hams countryside, yet it is only a short distance from the A38 Devon Expressway linking Plymouth and Exeter where it connects with the M5. This popular village has a strong community, a fuel station and a well-regarded public house known for its fine cuisine. The village also boasts what is reputed to be the oldest lawn tennis club in England. Totnes, the commercial centre for this part of Devon, some 7 miles to the east where the mainline railway station has direct connections to London Paddington.

Description

17 Higher Moor has been a well looked after home, immaculately presented throughout with good size family kitchen/diner, ground floor W.C. Well proportioned accommodation and hallway with a slightly wider staircase. There is a good feel of space and light throughout the property. Set at the end in a quiet corner of Higher Moor, making this an ideal first time home or investment.

Accommodation

Entering in through the main entrance door into entrance hall. Ground floor W.C. with hand wash basin and front aspect and plenty of space for hanging of coats. Sitting Room with double doors opening out onto the patio with lawned garden beyond. Flooring in the hallway and kitchen/diner is of a good quality wood effect vinyl. Kitchen/dining room spanning the full width of the property with front aspect, plenty of space for a family dining table and pendant light. A range of undercounter and wall mounted units with gloss finishings. Integrated double oven, four ring hob with extractor hood over. Two air circulation vents. Integrated undercounter three draw freezer/fridge. Sink and a half drainer with views over the rear garden and decking area. Useful inner vestibule/utility area housing the washing machine and plenty of space for hanging of coats leading to the rear door out onto the garden. Stairs rise to the first floor landing.



First Floor

Landing with large window allowing plenty of natural light to flood into the hallway and landing. Master Bedroom is a good size room with space for wardrobes and draws with front aspect. Family Bathroom with a fully tiled surround bath with shower valve over, hand wash basin and W.C. with rear aspect with views over the garden. Bedroom Two with front aspect, built-in wardrobe and plenty of space for additional wardrobe or draws. Bedroom Three with rear aspect and views over the garden.

Gardens and Grounds

To the front and side of the property is parking for two/three vehicles. The rear gardens have access through a side gate with mature planted borders. Useful wooden garden shed and lawned area. Paved patio area outside the sitting room and a superb large decking area outside the kitchen.

Services

Main’s electricity, mains water, Solar Panels and electric heating by Heatrae Sadia (electro max solar) and mains drainage. There is a central ventilation system throughout the property.

Local Authority

South Hams District Council Follaton House, Plymouth Rd, Totnes TQ9 5NE.

Viewing Arrangements

By telephone appointment through Rendells Estate Agents Tel: 01803 863888.

Directions

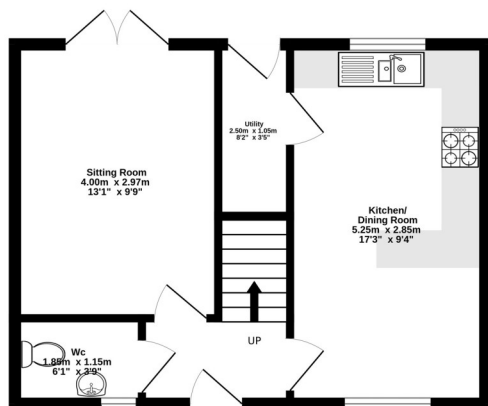
From Totnes take the Plymouth Road signed Plymouth/Follaton/Avonwick, continue on the Plymouth Road passing Blue Post Garage, continue on the Plymouth Road passing the Avonwick sign. At the Avon Inn turn left continue up the road and Higher Moor is the on the left.

What3Words: pitching.revised.ruffling

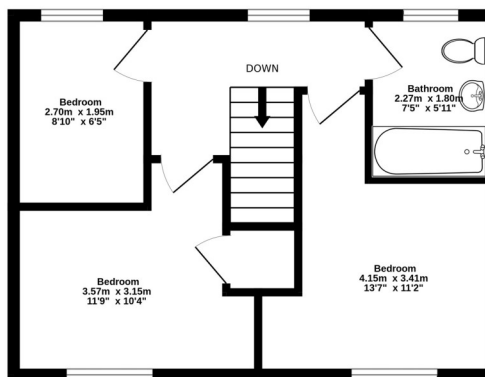
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor
36.0 sq.m. (388 sq.ft.) approx.



1st Floor
36.6 sq.m. (394 sq.ft.) approx.



TOTAL FLOOR AREA : 72.6 sq.m. (782 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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