



Luscombe Maye

Since 1873

41 Steer Point Road, Brixton PL8 2BN

Guide Price £240,000

3 2 1



Accommodation

Set in a sought-after location on the edge of this very popular village, this end of terrace property is offered with no onward chain. An ideal first-time-buy or buy-to-let, the house is very well presented and benefits from light and spacious rooms throughout. An internal inspection of this excellent prospect comes highly recommended. 'Devon Rule' applies.

Services

Mains gas, electricity, water and drainage. Gas fired central heating via Worcester combi boiler.

Tenure

Freehold.

Local Authority and Council Tax

South Hams District Council. Council Tax Band B.

Devon Rule

This property is subject to a Section 157 locality requirement, also known as the Devon Rule. The successful purchaser will be required to evidence to South Hams District Council that they have lived in Devon continuously for the last 3 years or 7 years out of the last 20 years in the South Hams, via their solicitor as part of the conveyance. For further guidance please refer to: <https://www.southhams.gov.uk/housing/designated-rural-area-restrictive-covenants-s157>

Viewings

Viewing strictly by appointment with Luscombe Maye Yealmpton | yealmpton@luscombemaye.com | 01752 880044. Online viewing available upon request.



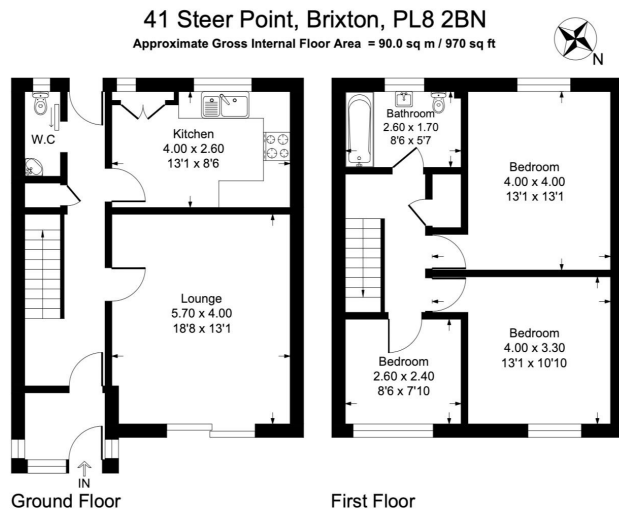
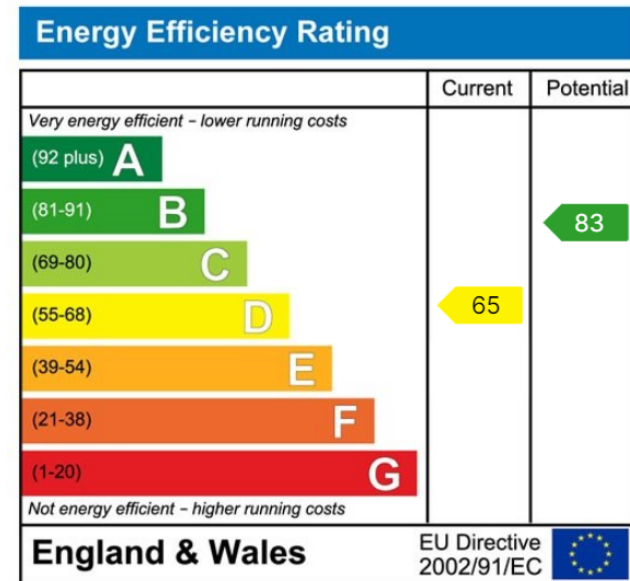


Illustration for identification purposes only, measurements are approximate, not to scale.

- End of terrace house in an edge-of-village location
- South facing sitting room with sliding glazed doors and wood burning stove
- Downstairs WC
- Residents' parking
- 'Devon Rule' applies
- Two double bedrooms and one single bedroom
- Kitchen
- Gardens to front, side and rear
- No onward chain
- EPC D65



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.