



Luscombe Maye
Estate Agents



12 Erme Park
Ermington, PL21 9LY

Price £340,000

Superb three bedroom detached bungalow set on a village cul-de-sac, boasting superb panoramic views towards the countryside and plantation with lovely front and rear gardens, driveway and garage.

- 3 Double bedroom detached bungalow
- Cul-de-sac location
- Superb front and rear gardens
- Solar panels
- Gas central heating
- uPVC double glazing
- Countryside views



Full Description

DESCRIPTION

Set within the popular South Hams village of Ermington, this three double bedroom detached bungalow is set within an enviable cul-de-sac location. The property itself boasts superb southerly views towards the surrounding countryside and plantation. The home features delightful front and rear gardens and also has the benefit of a substantial driveway with integral single garage and up-and-over door. Whilst the property may be in need of some light refreshment, it would be suitable as either a retirement or family home. Double glazing is installed throughout the property. An overall viewing is advised in order to appreciate the true benefits of this individual home.

SITUATION

Ermington is a very popular unspoilt village set amid delightful countryside. The village has a welcoming community together with a highly regarded primary school, parish church, local inn and a restaurant. Ermington is ideally situated to enjoy the benefits of living in the glorious South Hams with Dartmoor and the coastline on your doorstep. It is also only a short distance from the A38.

ACCOMMODATION

The accommodation is as follows: (Please note that all dimensions are approximate. Metric measurements are conversions from imperial figures which have been rounded to the nearest three inches).

ENTRANCE

Open canopied entrance with partially frosted double glazed door and matching side panel, leading to:-

ENTRANCE HALLWAY

L-shaped hallway. Radiator. Cupboard with slatted shelving. Further recessed cupboard. Access to loft space with ladder (insulated and partially boarded).

L-SHAPED LIVING ROOM/DINER

LIVING ROOM AREA

With extensive deep picture window boasting superb southerly views towards the countryside. Slate fireplace with mantel and hearth. Ceiling coving. Radiator.

DINING AREA

Dual aspect with windows to side and rear elevations overlooking the garden. Double radiator. Access doorway to kitchen. Dwarf cupboard.

KITCHEN/BREAKFAST ROOM

Range of wall and floor units with wood-effect roll top worksurfaces over, cupboard and drawer space under. Tiled splashback surrounds. Stainless steel single drainer sink unit. Plumbing for dishwasher. Space for fridge and microwave. Sliding door cupboard housing Vaillant gas boiler supplying domestic hot water and central heating. Further sliding door to pantry. Radiator. Window enjoying garden aspect views. Frosted double glazed door leads to:-

UTILITY ROOM

Stainless steel single drainer sink unit. Worktop with cupboards under. Plumbing and space for washing machine. Radiator. Built-in cloaks cupboard. Further space for small chest freezer. Extensive windows enjoying triple aspect over garden area. Further partially frosted glazed door to rear garden.

SHOWER ROOM

Modern suite comprising curved surround shower with Mira Sport shower, tiled wall surround. Extractor. Built-in Roca feature wash hand basin with vanity cupboards below and additional vanity cupboard with counter over. Further tiled wall surround. Heated towel rail. Vanity shelf with vanity cupboard under. Frosted double glazed window to rear.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

SEPARATE WC

Low level WC and wash hand basin. Heated towel rail. Frosted double glazed window to rear.

BEDROOM 1 (FRONT)

Double bedroom with deep picture window enjoying extensive southerly views towards countryside and plantation. High letterbox window to the side elevation. Built-in range of wardrobes, partially mirror fronted with drawer space.

BEDROOM 2 (REAR)

Double bedroom with window towards garden. Radiator. Built-in his and hers wardrobe system with inset dressing table, overhead storage cupboard. High letter box style window to side elevation.

BEDROOM 3 (FRONT)

Double bedroom with built-in his and hers wardrobes with centre dressing table section, mirror and light, overhead storage. Radiator. Deep picture window with superb southerly rural views towards countryside and plantation.

OUTSIDE

INTEGRAL GARAGE

With automatic up-and-over door. Light. Power points.

FRONT GARDEN

Tandem driveway section leads to front of property. Attractive lawn with planter shrub and floral features. Side paved pathway leads to rear of house. Raised patio section enjoying extensive 180 degree views towards countryside and surrounding plantation, partial views towards Flete House. Further patio side pathway with outside water tap, side border, leads to:-

REAR GARDEN

Patio section at base incorporating outside shed. Further water taps. Door to outside WC with low level WC and concealed cistern, electric fuse box and SMA control system for solar panels. The top tier of the garden is laid mostly to lawn with a side vegetable garden with controlled dwarf water channel at rear. Palm tree. The garden itself also enjoys westerly views towards the surrounding countryside and plantations. External lighting.

SERVICES

All mains services are connected.

AGENT'S NOTE

The property is offered for sale with the addition of solar panels that had been purchased by the previous owner. They are offered as part of this sale. Further information can be provided to interested parties.

COUNCIL TAX

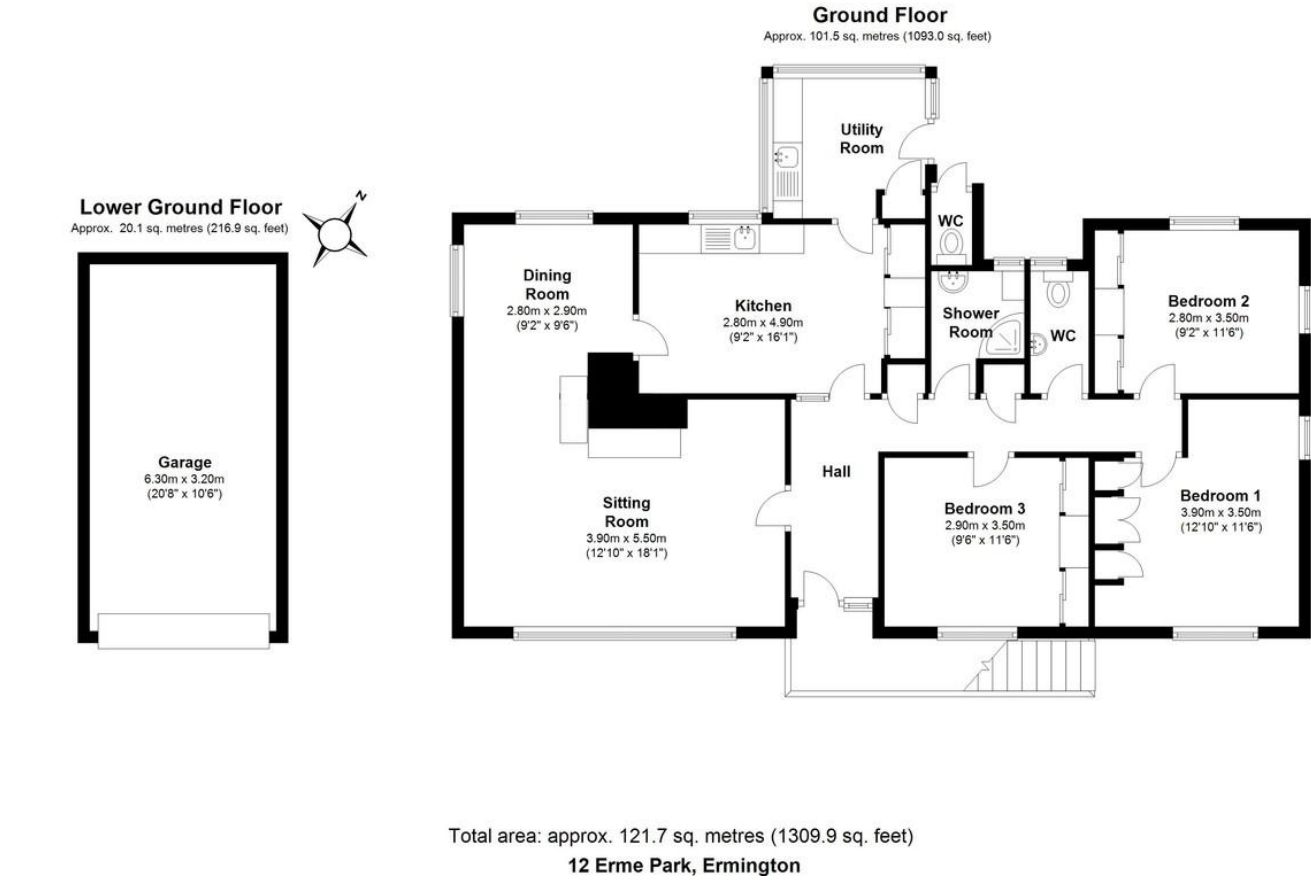
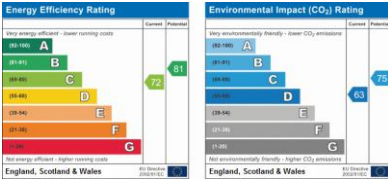
The property is in Council Tax Band E.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Telephone: 01803 861234

DIRECTIONS

From the A379 take the turning into Ermington. Upon passing Plantation House on your left hand side, take the immediate left up the Town Hill and immediate right into Erme View. The property is located towards the end of the cul-de-sac on the left hand side.



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