



20 Glebe Land

Aveton Gifford, Kingsbridge, TQ7 4LX

**SOUTH HAMS'
LEADING
ESTATE AGENT**

Marchand Petit
ESTATE AGENTS





Guide Price £595,000

A stylish family home set in the sought after residential area of Glebe Land in Aveton Gifford. This generous, detached property provides the ideal layout of accommodation for family life, incorporating 4 bedrooms, sitting room, kitchen/dining room, utility, family bathroom, 2 ensuite showers, guest cloakroom and an integral garage. Off street parking to the front, while the enclosed rear garden has a fabulous, decked patio, and an area of lawn.

The entrance hall has a charming guest cloakroom, store cupboard and stairs leading to the first floor. To the right is a generous and inviting dual aspect sitting room with a feature fireplace and double doors leading through to the dining area. To the rear of the ground floor is a spacious kitchen/dining room, a stylish area, perfect for families and entertaining, with double doors leading out to a fabulous, decked patio. The kitchen has an array of contemporary base and wall units, with an integrated oven, microwave oven, electric hob, dishwasher, fridge freezer and breakfast bar. Off the kitchen is a utility, with space and plumbing for white goods, sink and door leading out to the side of the property. Bedroom 1 has a rear aspect window with garden views, fitted wardrobes and an ensuite shower. Bedroom 2 has two front aspect windows with fitted wardrobes and an ensuite shower. Bedroom 3 has a front aspect Velux window. Bedroom 4 has a rear aspect with garden views. The family bathroom is arranged with a bath, wc and basin.

To the front of the property is a drive providing ample off-street parking with access to the integral garage and a covered porch. The enclosed rear garden has a wonderful, decked patio area, perfect for al-fresco dining, planted flower beds and a generous area of lawn. The garden has perimeter timber fencing.

Aveton Gifford lies on the western bank of the River Avon, there is a public house with a restaurant, a church, nursery/primary school, village shop and post office, and it is on the bus route from Kingsbridge to Plymouth. The village also has a community swimming pool, tennis club, cricket club, children's playground and a large green within walking distance.

KEY FEATURES

- Sought after residential area in Aveton Gifford
- Stylish detached family home
- 4 bedrooms
- Enclosed rear garden with a delightful decked patio
- Integral garage and off-street parking
- Solar panels, with battery storage and EV charger

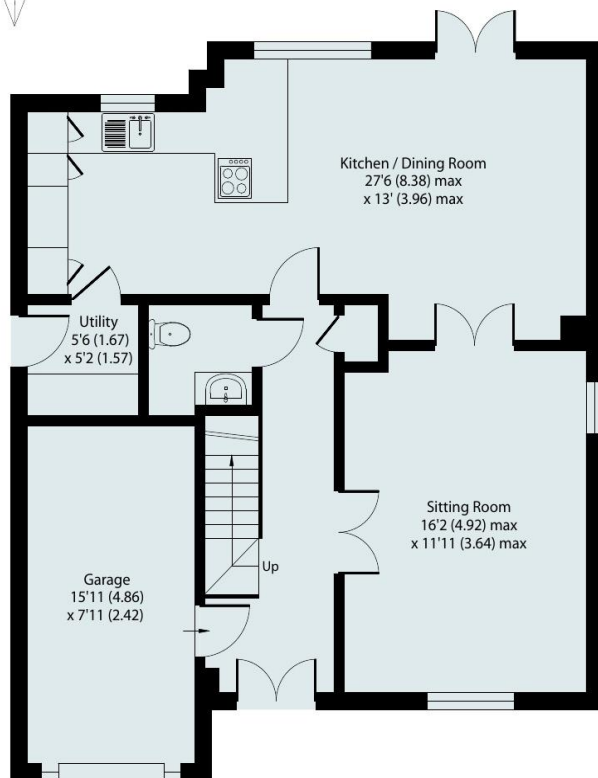
BEDS 4 | BATHS 2 | RECEPTS 2 | EPC D | COUNCIL TAX BAND F | TENURE FREEHOLD

Marchand Petit, 4 Broad Street, Modbury, Devon, PL21 0PS Tel: 01548 831163
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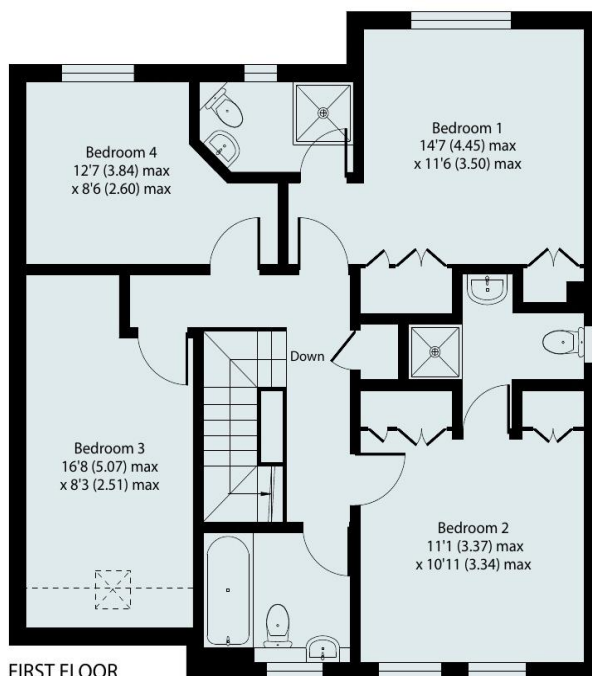


Approximate Area = 1439 sq ft / 133.6 sq m
Limited Use Area(s) = 15 sq ft / 1.3 sq m
Garage = 131 sq ft / 12.1 sq m
Total = 1585 sq ft / 147 sq m
For identification only - Not to scale

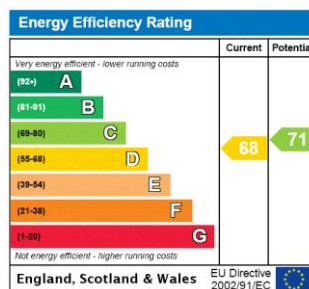
Denotes restricted
head height



GROUND FLOOR



FIRST FLOOR



SERVICES

Mains electricity, mains water and mains drainage. LPG central heating. Solar panels with 9.5 kwh battery storage. Electric car charger.

FITTINGS AND FIXTURES

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

VIEWINGS

Strictly by appointments with the sole agents, Marchand Petit, Modbury Office. Tel: 01548 831163.

DIRECTIONS

From our Modbury office follow the A379 towards Kingsbridge follow this road for approximately 4 miles and then take the left-hand turn signed posted to Aveton Gifford village. Continue down the hill, turn right onto Glebe Land & Icy Park. Follow the road round to the left, onto the development, where the property is located on the left.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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