



Luscombe Maye

Since 1873



# Bishops Mead, South Brent

Guide Price £395,000

3 2 1





## AGENTS NOTE

The owners of 1 Bishops Mead also own the freehold of 1A Bishops Mead, an adjoining one-bedroom bungalow which is understood to have a Lease in place for the premises. The current owners of 1 Bishops Mead arrange buildings insurance to cover both the properties.

## SERVICES

Mains water, drainage, electricity and gas are connected to the property.

## LOCAL AUTHORITY & COUNCIL TAX

South Hams District Council. The property is in Band C

## TENURE

Freehold

## LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please inform us and we can put you in contact with the Lettings team who would be delighted to discuss our range of bespoke services with you.

## VIEWINGS

Strictly by appointment with Luscombe Maye, South Brent.

## DIRECTIONS

what3words location  
soaps.many.momentous



1 Bishops Mead, South Brent, TQ10 9DJ

Approximate Gross Internal Floor Area = 95.7 sq m / 1031 sq ft  
 Garage Area = 37.4 sq m / 403 sq ft  
 Total Area = 133.2 sq m / 1434 sq ft

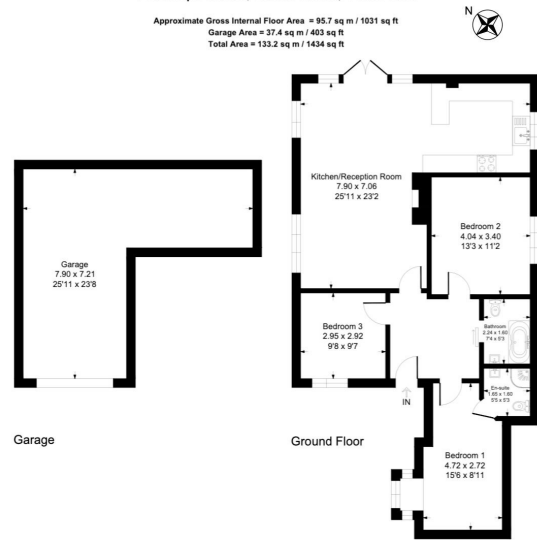


Illustration for identification purposes only, measurements are approximate, not to scale.

- A sizeable attached bungalow
- Sociable kitchen-dining and living room
- Two further double bedrooms
- Front, side and rear garden with lawn, patio and decking
- Single garage with power and lighting
- Situated in a corner plot
- Main bedroom with en-suite shower room
- Recently updated family bathroom
- Off road parking space
- Walking distance to the village centre



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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