



The Cott



The Cott Fore Street

Aveton Gifford, Kingsbridge, TQ7 4JZ

Kingsbridge 5 miles. Modbury 4 miles. Bigbury on Sea 5 miles.

A beautiful and superbly presented cottage in the heart of a popular village with open plan living dining room, kitchen breakfast room, master bedroom with en-suite, second bedroom, fabulous family bathroom and an attic room with much potential. Pretty courtyard garden.

- Village Cottage, Close To Amenities
- Two Bedrooms And Attic Room
- Beautiful Sitting Dining Room With Wood Burner
- Delightful Courtyard Garden
- Council Tax Band: C
- Fabulously Presented Throughout
- En-Suite To Master And Family Bathroom
- Kitchen Breakfast Room
- Freehold

Guide Price £300,000

SITUATION

Aveton Gifford is nestled in a peaceful valley in an area of outstanding Natural Beauty and lies on the western banks of the River Avon, with a plethora of beautiful walks. The village is well known for its sense of community and benefits from a well-respected Nursery and Primary School, a public house with restaurant, church, tennis club, playground and large park and the community village shop. The village is also on the bus route to Kingsbridge and Plymouth.

More extensive shopping and leisure facilities can be found in the market town of Kingsbridge which lies approximately 5 miles to the south. The property is also located within easy reach of several of the outstanding South Hams beaches, including the surfing beaches of Bigbury on Sea and Bantham. Bigbury Golf Course is about 3 miles away whilst the A38 with its dual carriageway connection to Plymouth & Exeter is only some 6 miles away. Families will note that it is within the catchment area for Kingsbridge Community College whilst for the sailing enthusiast, the beautiful Salcombe Estuary offers wonderful opportunities for exploring many of the area's sheltered coves and deep-water anchorages.



DESCRIPTION

The Cott is a fabulously presented terraced cottage, with two bedrooms, set in the heart of the highly desired village of Aveton Gifford.

ACCOMMODATION

The cottage is charming with lots of pretty features and has been superbly finished and presented. Access into the lovely open plan sitting dining room with wood burning stove, exposed beams. The kitchen breakfast room overlooks the courtyard, with stable door access to the side. Fitted with a comprehensive range of units with integrated oven and hob with spaces for appliances, ceramic sink and a useful built in larder cupboard. Stairs to the first floor. Generous master bedroom with a en-suite sower room. There is a second bedroom a pretty dual aspect room along with a family bathroom complete with bath, WC and wash hand basin. On the second floor there is a large loft space currently used as a study area.

OUTSIDE

A pretty paved courtyard to the rear provides a beautiful spot for alfresco dining, raised terrace and a useful garden shed, with power.

SERVICES

Mains water, drainage, electric with electric heating. Superfast broadband is available at this location along with most major network providers (Ofcom).

TENURE

Freehold.

LOCAL AUTHORITY

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

VIEWING ARRANGMENTS

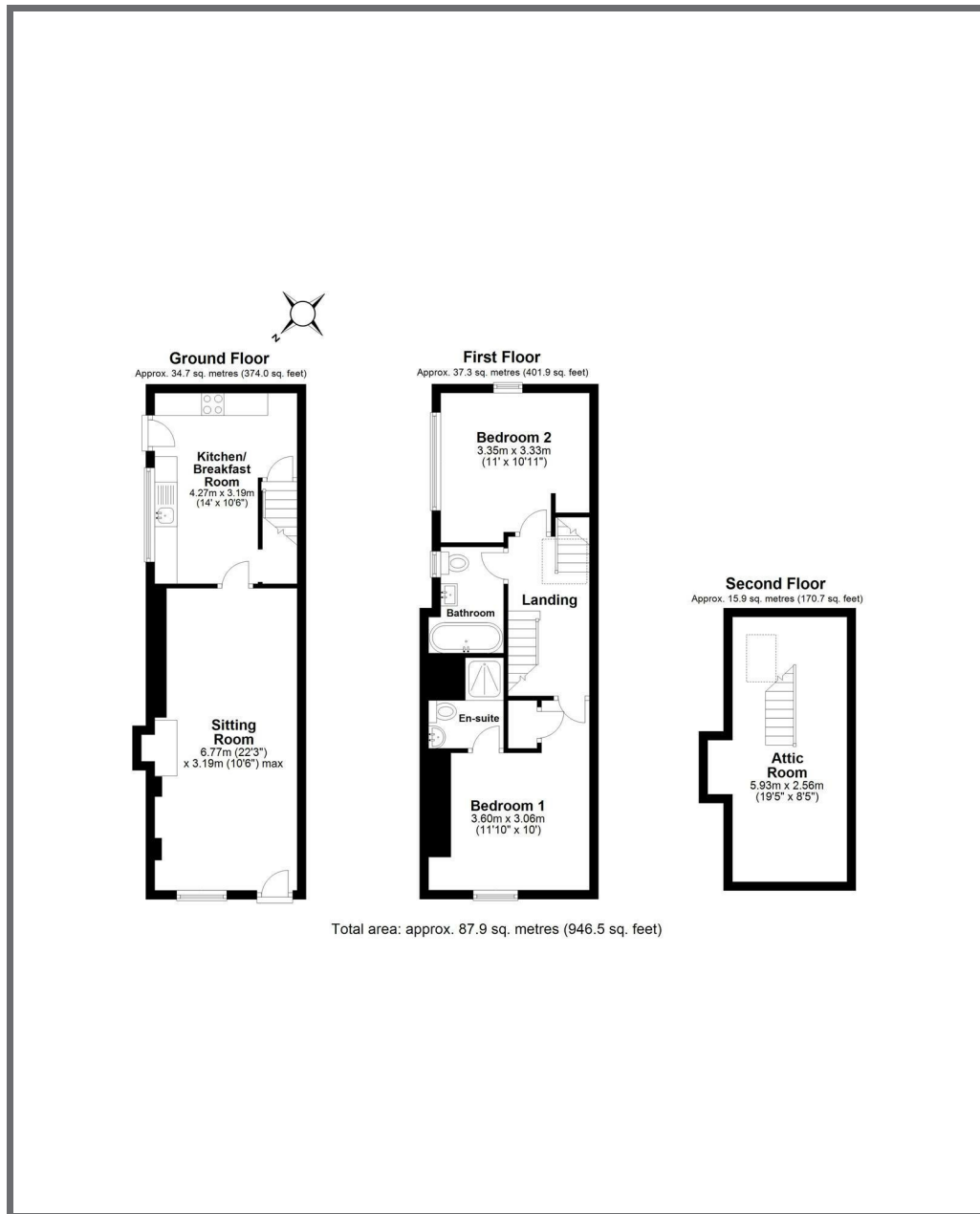
Strictly by appointment please through our Kingsbridge branch.

DIRECTIONS

From Kingsbridge follow the A379 to Churchstow. At the Bantham roundabout take the third exit towards Aveton Gifford and at the bottom of the hill at the roundabout take the third exit onto Fore street in village where the property can be found towards the top on the right hand side. Parking is available at the village car-parks either Timbers or at the Village Hall.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		88
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade, Kingsbridge,
TQ7 1JD

kingsbridge@stags.co.uk

01548 853131