



Luscombe Maye

Since 1873



# Woolston, Kingsbridge

£720,000

3 3 1





Swallows Barn is a beautifully presented end of terrace barn conversion enjoying three bedrooms, garden with sunny aspect and located just a short drive from the coast.

The property comprises entrance hall with ample room for shoes and coats leading to the second and third bedroom alongside the contemporary family bathroom comprising bath with shower over, WC and hand basin with vanity storage below. Bedroom two benefits from inbuilt storage as well as a modern fitted WC and bedroom three enjoys a three-piece fitted ensuite shower room.

Stairs lead from the entrance hall to the first floor where you will find a generously sized living room/ diner and kitchen with an abundance of natural light throughout with floor to ceiling windows. The kitchen comprises a range of wall and floor mounted units as well as integrated appliances. In the living room you will find a fitted tv unit as well as free-standing log burner, the living room also enjoys vaulted ceilings. The first floor also benefits from a WC.

On the second floor you will find the master bedroom benefiting from inbuilt storage as well as a three-piece fitted ensuite.

Accessed from the first floor the mainly laid to lawn garden bordered with a range of mature hedges and shrubs and raised decking provides a sunny aspect perfect for evening entertainment and alfresco dining .

### **SERVICES**

Oil Fired Central Heating, Mains Water, Mains Electric

### **COUNCIL TAX**

The property is in Council Tax Band E.

### **TENURE**

Freehold.

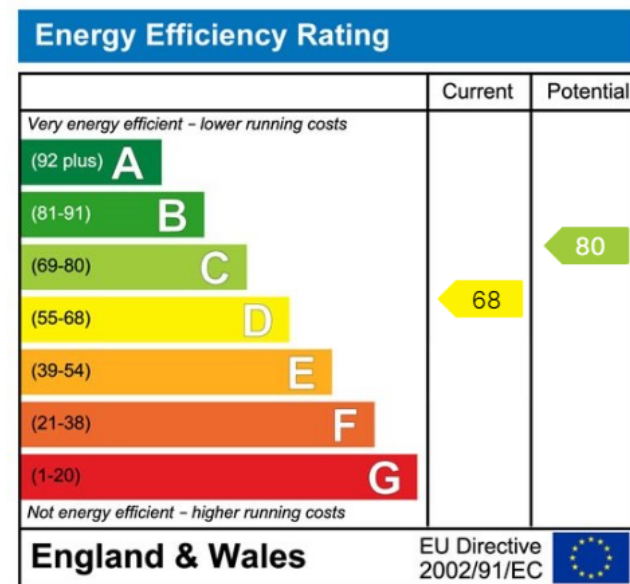
### **LOCAL AUTHORITY**

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





- Rural location
- Character Features
- Light and Bright throughout
- Enclosed Rear Garden
- Short drive to the coast
- Three Bedrooms
- Modern Accommodation
- Three Bathrooms
- Ample Storage
- Nearby countryside walks



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.



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