



Luscombe Maye

Since 1873

Higher Park, East Prawle

£315,000

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10 Higher Park is situated within a small cul-de-sac of houses located on the edge of the village of East Prawle. The property occupies an elevated position within the cul-de-sac thus enjoying wonderful views across the village and out to the nearby coastline. The property is situated approximately ½ mile inland from the spectacular rugged coastline and the South West coast path and extensive walks along the stunning local coastline towards Torcross, Hallsands, Beesands and East Portlemouth. East Prawle has a village hall, a well regarded public house 'The Pigs Nose' and Little Piglet stores.

10 Higher Park is a delightful semi-detached house which has been sympathetically updated. On the ground floor you will find a light dual aspect living room enjoying pleasant views across the front and rear gardens, with feature fireplace. A cottage style kitchen with a good range of base level mounted units comprising cupboards and draws. The kitchen enjoys a Belfast sink, Ray burn, terracotta tiled flooring and patio doors opening out into the rear garden. On this floor there is also a light and airy garden room, log store and utility. The utility benefits from a WC, sink and plumbing for washing machine, tumble dryer.

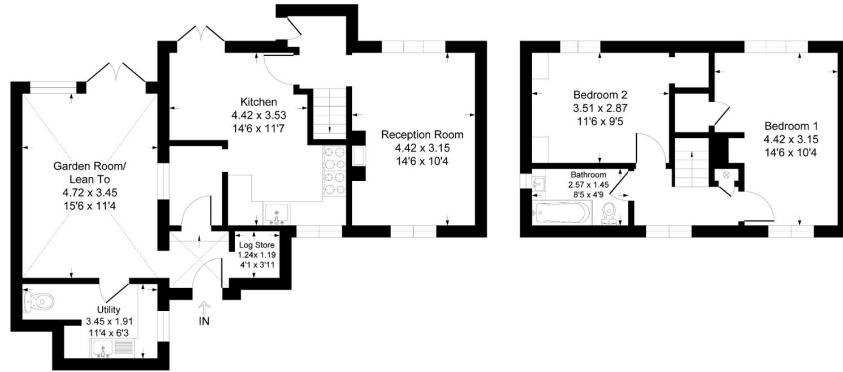
Stairs lead to the first floor which boasts two spacious double bedrooms affording stunning views across the village of East Prawle to the nearby coastline at Prawle Point, together with a family bathroom.

Outside A feature of this delightful semi-detached house are the well-proportioned gardens situated to both front and rear of the property. To the front of the house is a driveway area offering parking for approximately 2 vehicles. The front garden is predominantly laid to lawn and surrounded by fencing and mature shrubs to borders. The rear garden is split to two levels with an upper section laid to lawn with delightful views across the village to nearby coastline. Steps lead down to a lower section of garden which is partially lawned, enclosed to three sides.



10 Higher Park, East Prawle, Kingsbridge, TQ7 2DB

Approximate Gross Internal Floor Area = 98.6 sq m / 1062 sq ft



Ground Floor

First Floor

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

- 2 bed semi-detached
- Cul-de-sac
- Devon Restriction Applies
- Generous plot
- Affording wonderful views
- Popular village location
- Character & charm
- Driveway parking



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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