



Luscombe Maye

Since 1873

Church Quillet, Blackawton

£490,000

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DESCRIPTION Luscombe Maye are delighted to bring 1 Church Quillet, a well presented four bedroom home to the market. The semi-detached property is situated on the edge of Blackawton with countryside aspects and is only a short walk away from the centre of the village, with all its essential amenities. On entering the porch the porcelain tiled entrance hall leads to the principle rooms. The open plan living/dining room is complimented by a large window at the front of the property and a focal electric fireplace. The dining area has ample space for a large family dining set and opens into the conservatory beyond. The kitchen comprises matching floor to wall units with integrated double oven with electric hob, fridge freezer and washing machine. The utility space is currently used as storage with an external door to the patio and into the garage. A downstairs WC with additional storage and larger storage cupboard completes the downstairs. Ascending the stairs to the left, you will find two large double bedrooms, one with far reaching countryside views and both benefiting from built in wardrobes. There is also another light and airy bedroom at the back of the property that is currently occupied as an office. There is a large contemporary family bathroom fitted with corner bath, shower unit, WC and hand basin. From the split landing the master bedroom and bathroom can be found. Extended above the garage, the main bedroom is generous size and benefits from beautiful countryside aspects. There are fitted wardrobes that allow for great storage and across the hall an open bathroom is fitted with WC, hand basin and walk-in shower. Approaching the property, the open driveway allows space for ample cars and is surrounded by a mature shrub border. There is side access leading to the back patio that is surrounded by mature trees, flowers and shrubs with the conservatory allowing for indoor outdoor living in the summer months. The single garage has power and an electric up and over door.

SERVICES Mains water, electric and drainage. Electric central heating.

TENURE Freehold

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



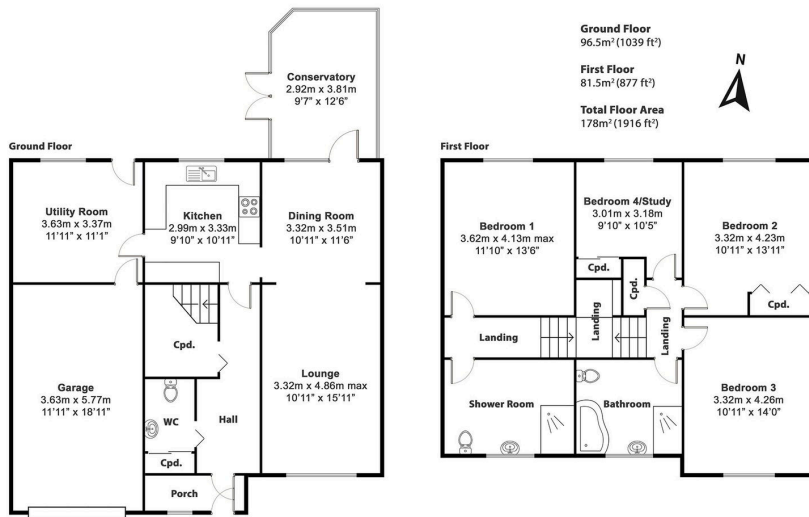
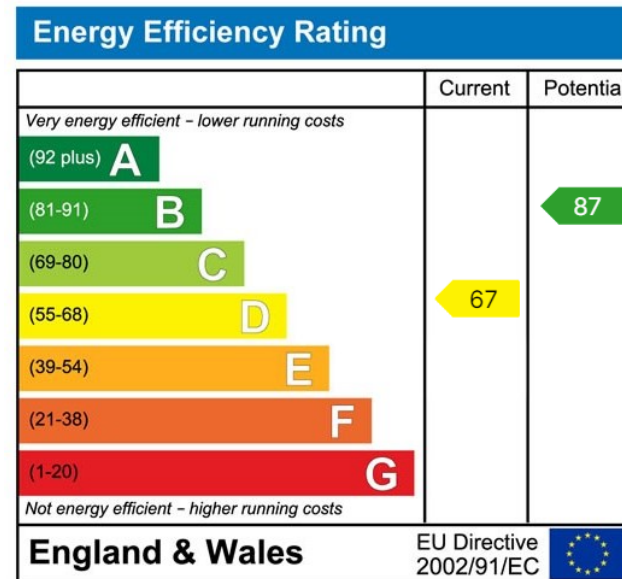


Illustration for identification purposes only, measurements are approximate, not to scale.

- No Forward Chain
- Open Plan Living/Dining Room
- Two Family Bathrooms
- Conservatory
- Utility Room & Garage
- Spacious Family Home
- Four Double Bedrooms
- Countryside Views
- Driveway Parking
- Highly Sought After Location



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.