



Luscombe Maye

Since 1873



# Broad Steps, Old Road, Harbertonford

Guide Price £245,000

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## DESCRIPTION

Luscombe Maye are delighted to bring to market this well presented two bedroom end terrace cottage. The accommodation comprised of kitchen/dining room, living room, two bedrooms and bathroom upstairs.

Entering the home, a light and spacious living room is complimented by a focal gas fire and large sash window with window seat. The kitchen comprises matching floor and wall units, with space for fridge, washing machine, gas oven and space for a breakfast table with an outlook over the garden. The internal windows also allow for natural light to fill both ground floor rooms.

Stairs ascend to the first-floor landing, the first bedroom is light and airy with space for a double bed and additional furniture. The second bedroom benefits from outlooks over the garden. The family bathroom is fitted with hand basin, WC and bath with electric shower above.

Outside, the property enjoys a south facing garden bordered with mature plants and shrubs with patio area and ample space for a table and chairs set. There is also a side gate so the garden can be accessed from the lane.

## SERVICES

Night Storage Heating. Mains water, drainage and electricity connected.

## PARKING

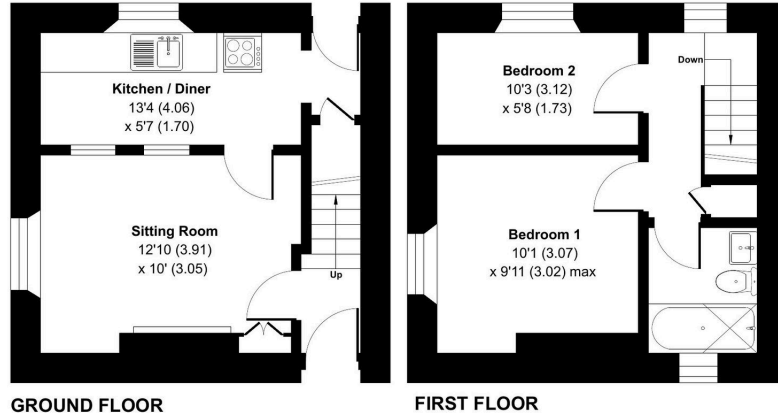
On street parking or can obtain parking permit for nearby school car park. Weekdays from 16.30 to 08.30 all weekends and school holidays.





### Broad Steps, Old Road, Harbertonford, Totnes, TQ9

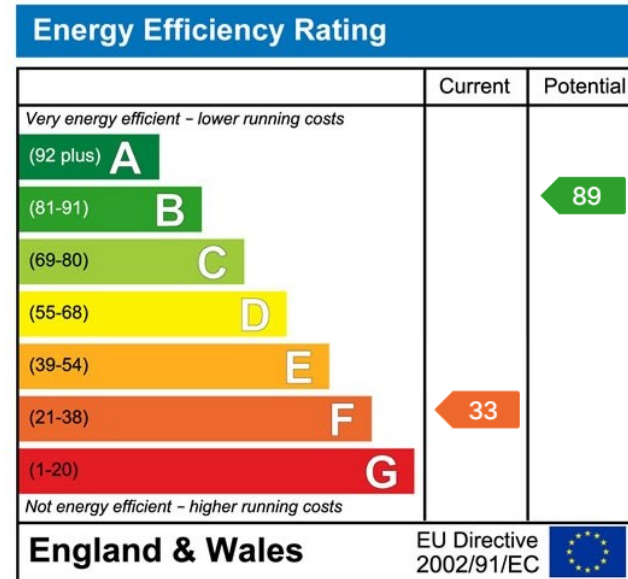
Approximate Area = 522 sq ft / 48.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Luscombe Maye. REF: 1189125



- No Forward Chain
- End of Terrace Cottage
- Beautiful South Facing Garden
- Open Plan Living
- Two Bedrooms
- Highly Sought After Village Location
- Well Presented Throughout
- Light & Airy
- Public Transport Links



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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