







A spacious three bedroom mid-terrace house located in the heart of Aveton Gifford within short walking distance of nearby amenities, schools and with access to the River Avon.

- **Village Centre Location**
- **Nearby Amenities and School**
- **Three Double Bedrooms**
- **Outstanding Countryside Views**
- **Large Rear Garden**
- **Spacious Accommodation**
- **Workshop**
- **Naturally Light and Bright**
- **Easy Access to the River Avon**
- **Short Drive to Beaches**
- **No Onward Chain**

## Hillcrest

**Aveton Gifford, Kingsbridge, TQ7 4JH**

Located in the heart of Aveton Gifford, Hillcrest is a spacious three bedroom mid-terrace house enjoying a large rear garden, outstanding countryside views and easy access to nearby amenities.

The ground floor comprises kitchen with a range of wall and floor mounted cupboards, integrated appliances including oven, hob and fridge as well as views over the park and countryside beyond. The large reception room offers the ideal space for entertaining with bay windows to both aspects framing the wonderful views over the South Hams countryside to the rear, there is also a fireplace, alcoves and storage cupboards. From the kitchen a sliding door leads to the side access with stairs down to the workshop area providing potential for further accommodation subject to planning. On this lower ground floor is also a shower room and access to the rear garden.

The first floor accommodation is naturally light and bright throughout, a long window provides views from the stairway and all three bedrooms have large picture and bay windows. The master bedroom is located at the rear of the property with gorgeous views over the village and countryside, there are built in wardrobes in all double bedrooms also. The family bathroom comprises bath with shower over, pedestal hand basin and WC. The property has double glazed windows throughout.

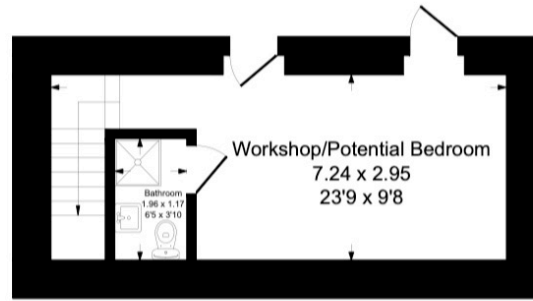
To the rear of Hillcrest is a beautiful private garden gently sloping down to a pathway and river just beyond the boundary. The garden is fully enclosed with a patio area at the top, the ideal spot for al fresco dining whilst enjoying the evening sun. There is an abundance of mature shrubs and flowers to be found throughout the garden as well as a summer house and greenhouse.



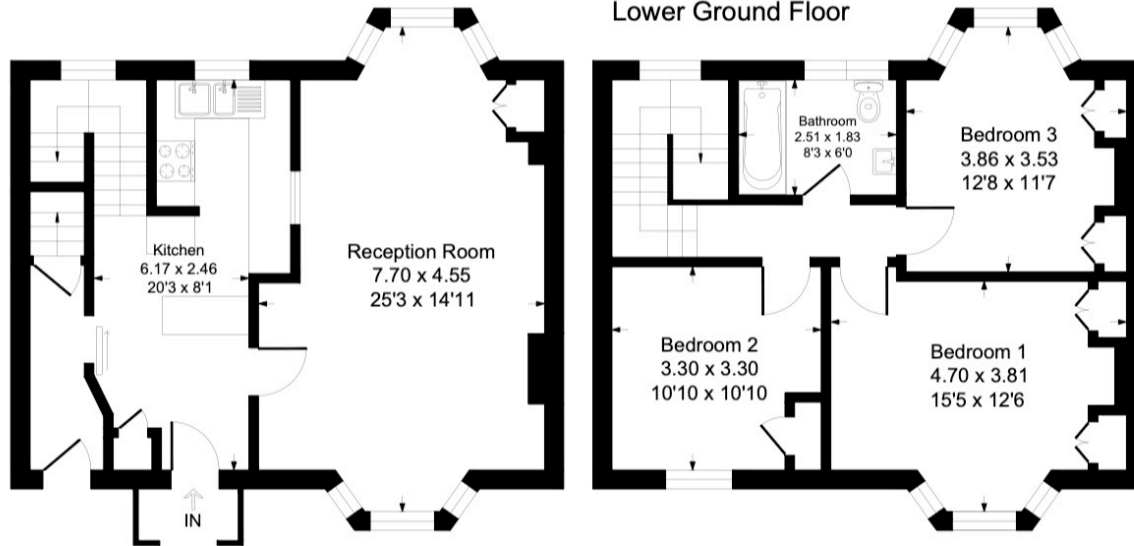
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# Hillcrest, Fore Street, Aveton Gifford, TQ7 4JH

Approximate Gross Internal Floor Area = 127.6 sq m / 1374 sq ft



Lower Ground Floor



Ground Floor

First Floor

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

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.

## SERVICES

Mains electricity, water and drainage.

## COUNCIL TAX

The property is in Council Tax Band D.

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 830831.

## DIRECTIONS

From our Modbury office follow the A379 towards Kingsbridge until you reach the roundabout, take the first exit and the property can be found on the left hand side near the bottom of Fore Street. Parking is available at the Aveton Gifford car park located beside the tidal road or at the village shop.

Address: Hill Crest, Fore Street, Aveton Gifford, KINGSBRIDGE, TQ7...  
RRN: 2099-3932-2209-5347-6200

Energy Rating		CURRENT	POTENTIAL
(92 plus)	A		
(81 - 91)	B		
(69 - 80)	C		78
(55 - 68)	D		
(39 - 54)	E	42	
(21 - 38)	F		
(1 - 20)	G		