



Luscombe Maye

Since 1873

Ermington, South Devon

Guide Price £585,000

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DESCRIPTION

This modern family home is blessed with multiple light filled living spaces and is inviting from the moment you walk through the door, combining comfort and style to provide a practical lifestyle in a desirable location. The entrance hallway is a welcoming space with tiled flooring, a built in coats cupboard and a cloakroom with hand basin and WC. To one side is a useful study/playroom and to the other an invitingly well proportioned living room with an opening to the dining area creating a feeling of connectivity with the rest of the house. The kitchen/dining room expands across the full width of the house and the two sets of patio doors onto the garden allow the light to flood in. The kitchen area is comprehensively fitted with a range of base and wall units and integrated appliances. A utility area provides space and plumbing for a washing machine and tumble dryer and has a door leading out to the side of the house. From the entrance hall a staircase with fitted carpet rises to the first floor landing with a large airing cupboard housing the hot water tank. The master bedroom boasts built in wardrobe cupboards and a modern en-suite shower room. Three further bedrooms are served by a family bathroom comprising a white suite of panel enclosed bath, wash hand basin and WC.

OUTSIDE

The property benefits from private and secure off road parking behind double timber gates which further gives access to a detached double garage with power and light connected. The garage roof allows natural light through velux windows, making alternative use as a workshop a possibility. The gardens lie to the rear of the house and offer a high degree of privacy being fully enclosed and safe for children and pets. The garden is bordered by mature shrubs and established small trees and has a patio seating area by the house, being the perfect spot to enjoy morning coffee or an alfresco meal.

SERVICES

All mains services are connected. Mains gas fired central heating. Solar panels.

TENURE

Freehold with vacant possession on legal completion.



19 Pinwill Crescent, Ermington. PL21 9FS

Approximate Gross Internal Area = 132.0 sq m / 1422 sq ft
 Garage Area = 34.7 sq m / 374 sq ft
 Total Area = 166.8 sq m / 1795 sq ft

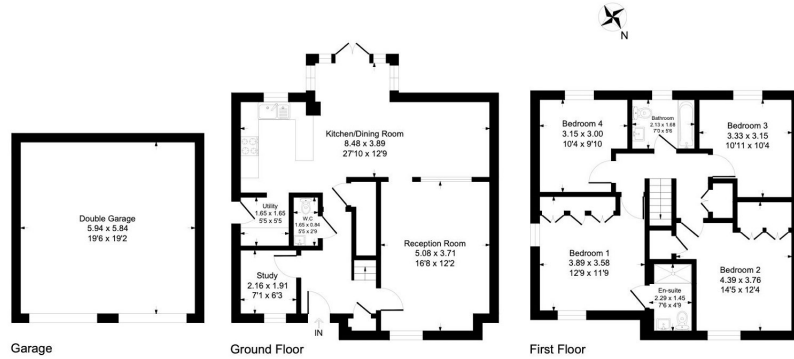


Illustration for identification purposes only, measurements are approximate, not to scale.

- Immaculately presented family home
- Spacious interior
- Detached double garage
- Private lawned garden
- No onward chain
- Naturally light and bright
- Secure gated driveway parking
- Popular village location
- Solar panels
- Council tax band E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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