



Luscombe Maye

Since 1873

Fore Street, Aveton Gifford

Guide Price £330,000

3 1 1



Situated in the heart of Aveton Gifford, 1 Beaumont Cottages is a well-presented three bedroom mid-terrace cottage enjoying an abundance of character throughout.

The cottage comprises entrance area leading to the spacious living room with large sash windows, fireplace with a log burner and integrated storage. To the rear of the property is the modern kitchen finished to a high standard with integrated appliances and ample space for a kitchen table. From the kitchen is the rear porch, the perfect space to store shoes and coats.

Stairs lead from the kitchen to the first floor where three bedrooms can be found, to the front of the property are two spacious double rooms and a further single bedroom to the rear, all enjoy an abundance of natural light. The family bathroom is well-maintained with a corner bath with shower over, vanity hand basin and WC.

Outside, 1 Beaumont Cottages offers an amazing external store room/workshop with a vaulted ceiling, stone walls and space and plumbing for washing machine and dryer. A right of way up some outside steps leads to the gorgeous detached garden which is elevated high above the roof tops to countryside beyond. The garden is enclosed with a summer house and shed. Side access from Fore Street is also available for any garden equipment or furniture.

SERVICES

Mains electricity, water and drainage.

TENURE

Freehold.

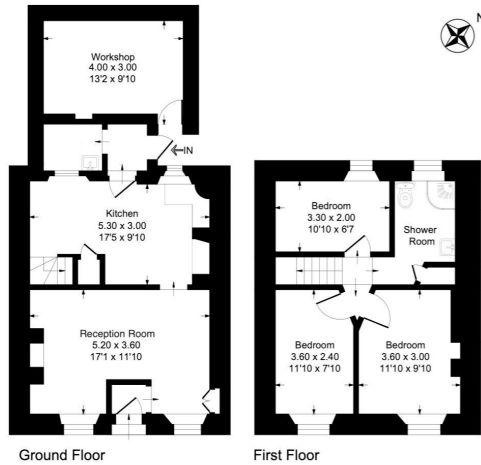
COUNCIL TAX BAND

Council Tax Band C.



1 Beaumont Cottages, Fore Street, Aveton Gifford, TQ7 4JX

Approximate Gross Internal Floor Area = 91.2 sq m / 982 sq ft

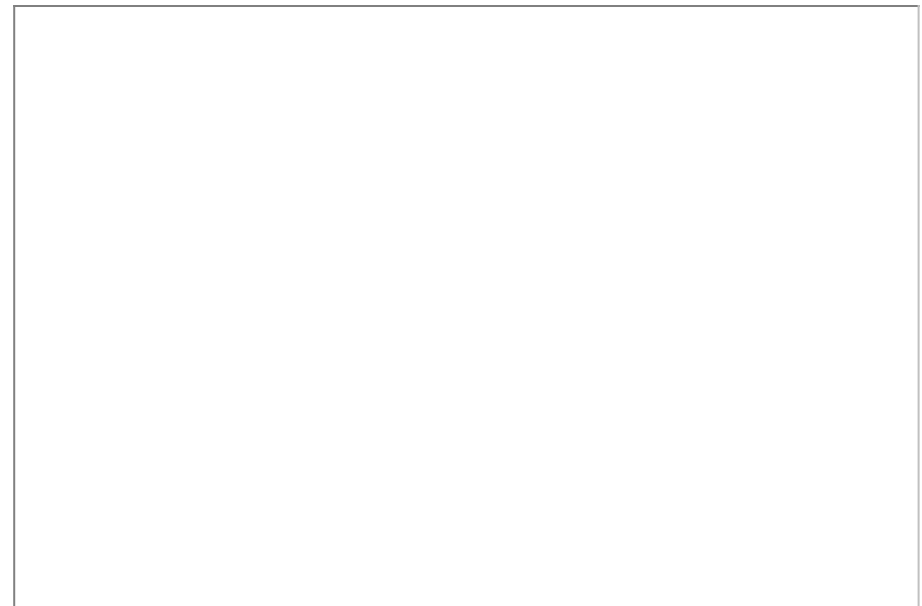


Ground Floor

First Floor

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

- Three Bedroom Cottage
- Popular Village Location
- Walking Distance to River Avon
- Nearby Amenities
- Detached Elevated Garden
- Large Outside Workshop/Store Room
- Modern Kitchen
- Character Features
- Log Burner
- Well-Presented Throughout



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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