







## The Hideaway

Ermington, PL21 9NS

The bungalow comprises an entrance hall leading through to the spacious living room with stone fireplace and a wall of windows, including French doors to the front garden, which frame the outstanding views. Double doors open into the large dining room with access to the conservatory.

The kitchen is located to the rear of the property and offers a lovely room with vaulted ceiling, skylights and dual aspect windows. The kitchen has an abundance of mounted storage, integrated appliances and a central island with a lowered seating area. From the kitchen is the rear porch and hallway to the large utility room.

There are three spacious double bedrooms, all benefiting from built in wardrobes and views to the front and rear aspects. The master bedroom is a generous room with an ensuite shower room and dual aspect windows providing an abundance of natural light. There is also the contemporary family bathroom.

Outside, The Hideaway occupies a generous plot with wrap around gardens which have been beautifully maintained. To the front is a large, slightly sloping lawn surrounded by mature shrubs and flower borders. The long driveway leads to the rear of the bungalow where a large double garage can be found benefiting from power and light. To the rear, the manicured garden continues with a further lawn area, mature plants, stone outbuilding and views over the countryside.



3 Church Street, Modbury, Ivybridge, PL21 0QW  
Telephone 01548 830 831  
modbury@luscombemaye.com

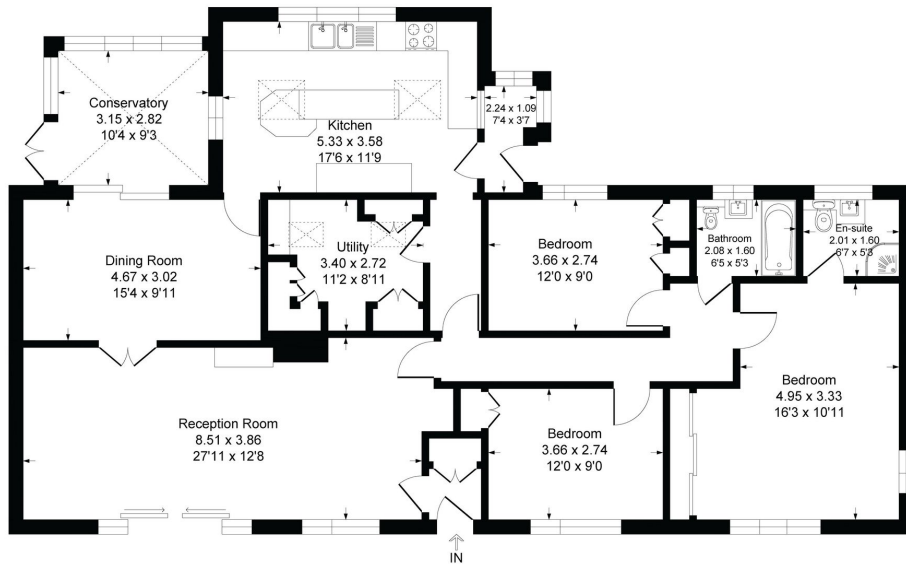
[www.luscombemaye.com](http://www.luscombemaye.com)

A three bedroom detached bungalow situated in an elevated position with beautiful views over the countryside to Erme Woods beyond. There is ample parking, large garden and nearby amenities.

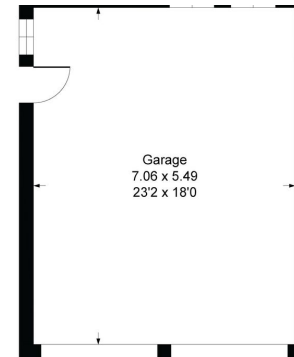
- **Detached bungalow**
- **Elevated position**
- **Generous gardens**
- **Garage and driveway**
- **Views over Erme Woods**
- **Spacious Accommodation**
- **Three double bedrooms**
- **Nearby amenities**
- **Easy access to the A38**
- **Naturally light and bright**
- **No onward chain**

**The Hideaway, Totnes Road, Ermington, PL21 9NS**

Approximate Gross Internal Floor Area = 156.3 sq m / 1683 sq ft  
 Garage Area = 38.7 sq m / 417 sq ft  
 Total Area = 195.0 sq m / 2100 sq ft



Ground Floor



Garage



**FURTHER INFORMATION**

As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Band G.

Tenure: Freehold.  
 Standard construction

Electric: mains. Water: Mains. Heating: mains gas. Sewerage: Mains. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Double garage & driveway

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

Viewing: Strictly by appointment with Luscombe Maye, Modbury 01548 830831

