



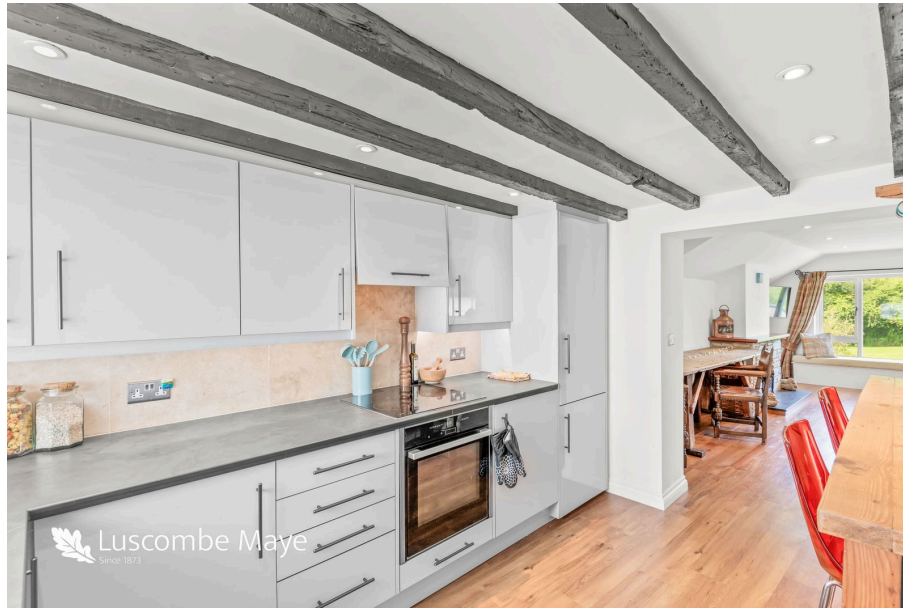
Luscombe Maye

Since 1873

Fore Street, Aveton Gifford, Kingsbridge, TQ7 4JL

Guide Price £450,000

3 3 1



The accommodation comprises entrance hall, open plan kitchen/ living room with dual aspect windows framing the lovely views. The kitchen has been finished to a high standard with a range of integrated appliances, including a self cleaning oven, an abundance of storage, the living room is generous in size with open fireplace and space for a dining room table. Also on the ground floor is a family bathroom finished to a high standard with oak flooring, Travertine tiles and comprising bath with shower over, hand basin, WC and storage cupboard.

Stairs lead from the living room to the first floor landing where two naturally light and bright bedrooms can be found, both benefiting from countryside views to the rear and wooden flooring throughout. There is also a well-presented cloakroom.

The lower ground floor offers a large space that lends itself perfectly for multi-generational living and with the potential to create a separate unit with its own access. The lower ground floor comprises a large reception room/bedroom with storage and sliding doors leading to the southwesterly facing terrace. There is a modern bathroom with large shower cubicle and separate bath, and a utility room with a door to the rear and plumbing for a washing machine. The utility room could easily be changed into a second kitchen lending itself perfectly to create separate accommodation.

To the rear, the cottage has a raised terrace offering the perfect spot to enjoy the afternoon sun. Steps from the terrace lead to the generous rear garden, mainly laid to lawn and fully enclosed, with a range of mature trees and private feel. Accessed via the utility door is a useful storage area also.

Council Tax: Band D.

Tenure: Freehold.

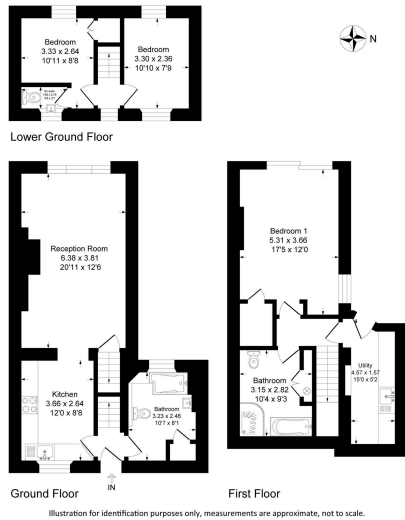
Standard construction

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

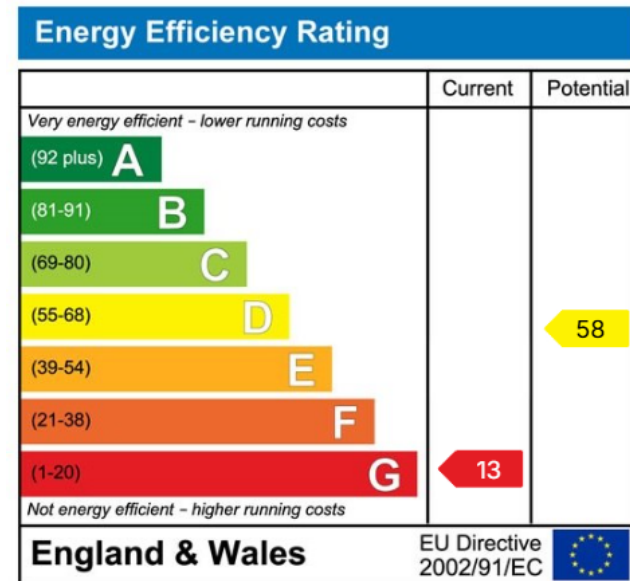


Briar Cottage, Fore Street, Aveton Gifford, TQ7 4JL

Approximate Gross Internal Floor Area = 112.4 sq m / 1210 sq ft



- Semi-detached cottage
- Village centre location
- Walking distance to the River Avon and amenities
- Modern and contemporary throughout
- Versatile accommodation
- Private rear garden
- Countryside views
- Short drive to nearby beaches
- Three double bedrooms
- Character features



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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