



Luscombe Maye
Since 1873

Jubilee Street, Aveton Gifford, Kingsbridge, TQ7 4LS

Guide Price £520,000

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DESCRIPTION

Located in the heart of Aveton Gifford, Spring Cottage is a deceptively spacious four bedroom property enjoying an abundance of character features, private parking including an integral garage, enclosed side garden and outside storage. This unique property located on Jubilee Street is incredibly light and bright with large windows lining the side of the property that was formally the Blacksmiths. Internally Spring Cottage offers entrance hall with downstairs cloakroom and access to the garage, open plan kitchen/dining room, a generous space with light and bright finish, and a large living room with dual aspect windows. The first floor has four bedrooms, three generous doubles and a good-sized single, the master bedroom is located above the garage with a modern ensuite. Bedroom two is a lovely room with a vaulted ceiling and dual aspect, there is also a modern family shower room.

Outside, Spring Cottage has the huge benefit of parking including an off-street parking space for one car and integral garage with workshop area and utility space. The garden is a very private hidden treat, tucked away behind a discreet door, this enclosed space enjoys the evening sun and is the ideal space to relax throughout the year. There is also a handy outside storage running the length of the neighbours garages providing the perfect space to store outside water equipment to use at the nearby beaches.

This fantastic family home has been finished to a high standard and lies within easy access of the nearby park, primary school, village shop and pub.

SITUATION

Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the Domesday Book.

The village is located in the South Hams district of Devon and the parish has a population of approximately 250. The village has a pub



Spring Cottage, Aveton Gifford, TQ7 4LS
 Approximate Gross Internal Floor Area = 182.5 sq m/ 1964 sq ft
 Outbuilding Area = 26.2 sq m/ 282 sq ft
 Total Area = 208.7 sq m/ 2246 sq ft

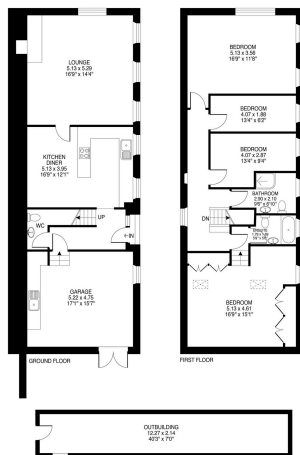
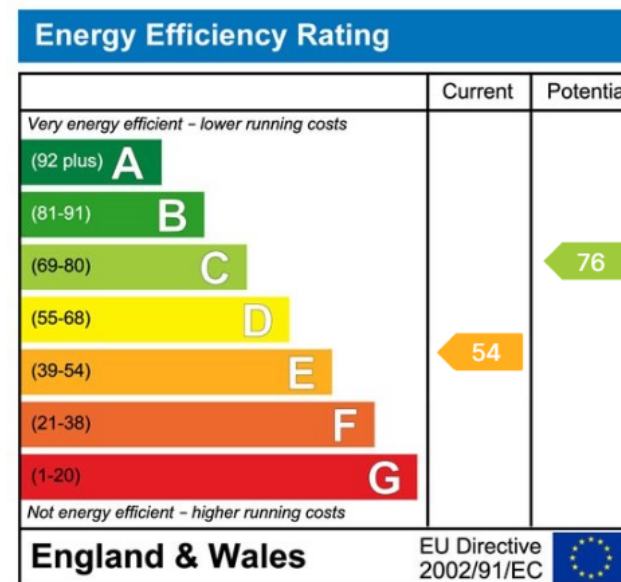


Illustration for identification purposes only, measurements are approximate, not to scale.

- Four bedroom cottage
- Enclosed, private garden
- No Onward Chain.
- Walking distance to River Avon and amenities
- Short drive to nearby beaches
- Character features throughout
- Integral garage and parking space
- Master bedroom with ensuite
- Beautifully presented throughout
- Sought-after village location



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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