



Luscombe Maye  
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# Donkey Lane, Ugborough

Guide Price £550,000

3 2 1





Situated in an elevated position within the sought-after countryside village of Ugborough, Erme View is a spacious three bedroom detached bungalow offering generous parking, a private garden and outstanding countryside views.

Steps lead down from the driveway parking to the front door and entrance porch. The hallway opens into the naturally light and spacious kitchen with an abundance of storage, integrated appliances and a dual electric and gas-fired cooker, breakfast bar and outstanding countryside views. Two steps lead down into the breathtaking living room/dining room with a vaulted ceiling, log burner, triple aspect windows, space for dining room table and bi-folding doors giving the feeling of indoor/outdoor living. There is also a utility room with outside access to the right of the property and space and plumbing for washing machine and dryer.

Erme View has three double bedrooms, the master bedroom is a generous room with a modern ensuite shower room, dressing area and French doors leading to the side garden with decking area to enjoy the morning sun. There is also the family bathroom, well-presented throughout, comprising bath with shower over, glass shower screen, hand basin and WC.

Outside, Erme View benefits from driveway parking for three cars to the front of the property and a large single garage including an electric door, power and light. There is access around both sides of the property leading to the rear a beautifully presented garden with two level tiers, a garden shed with power and countryside views. To one side of the property is a decked area enjoying a south-westerly aspect and further outside space to the right of the property.

Council Tax: Band D

Tenure: Freehold. Standard construction

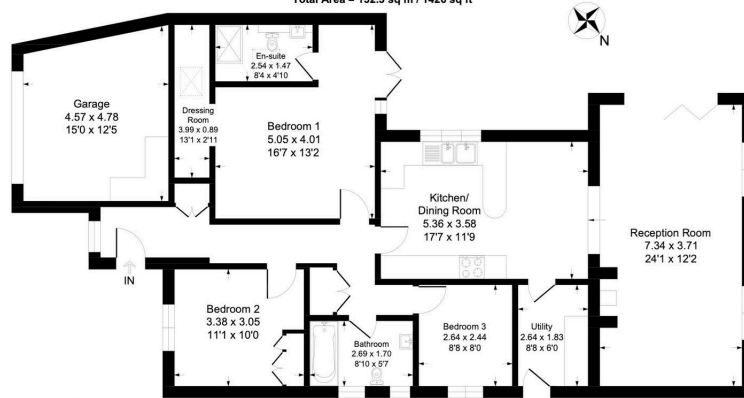
Electric: mains. Water: mains. Heating: mains gas. Sewerage: mains. Broadband: cable. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Single garage & driveway



# Erme View, Donkey Lane, Ugborough, PL21 0NE

Approximate Gross Internal Floor Area = 116.4 sq m / 1254 sq ft  
Garage Area = 15.9 sq m / 172 sq ft  
Total Area = 132.3 sq m / 1426 sq ft



Ground Floor

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

- Detached property
- Three bedrooms
- Far-reaching countryside views
- Quiet village location
- Ample driveway parking
- Well-presented throughout
- Private garden
- Nearby amenities and countryside walks
- Easy access to A38
- Master bedroom with ensuite

