



Luscombe Maye
Since 1873

Glebe Land, Aveton Gifford

Guide Price £325,000

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DESCRIPTION

Situated in a popular position within Aveton Gifford, 12 Glebe Land is a generous three-bedroom semi-detached house enjoying an abundance of natural light throughout.

The ground floor offers entrance hall with utility cupboard, spacious living with a window to the front aspect and log burner and a lovely kitchen with space for a table and sliding doors leading to the south facing garden.

On the first floor are three bedrooms including two double rooms and a single bedroom currently in use as an office, the master bedroom is generous in size with a walk in wardrobe and modern shower room. There is also a beautiful family bathroom with clawfoot bath and an airing cupboard.

Outside, 12 Glebe Land has an enclosed south-facing garden, the sunny garden is very private and a great space to grow flowers and vegetables.

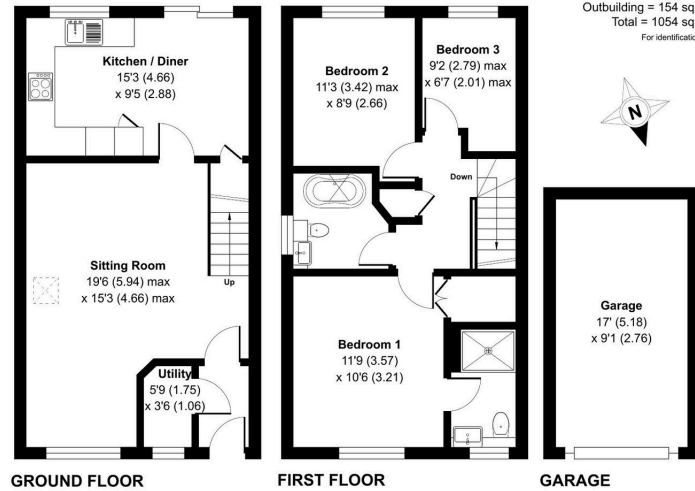
SITUATION

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. The parish has a population of approximately 850. The village has a pub, a community village shop/post office, a primary school, a pre-school and a selection of parish organisations. The coast, and beaches are just few miles away at Bigbury on Sea. A short drive away are the much larger towns of Kingsbridge and Modbury, both of which enjoy and excellent range of facilities, shops and schools.



Glebe Land, Aveton Gifford, Kingsbridge, TQ7

Approximate Area = 900 sq ft / 83.6 sq m
Outbuilding = 154 sq ft / 14.3 sq m
Total = 1054 sq ft / 97.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 1279403



- Popular village location
- Short drive to nearby beaches including Bantham
- Nearby amenities and primary school
- Enclosed sunny garden
- Quiet and private cul-de-sac
- Walking distance to the River Avon
- Driveway parking and garage
- Beautifully presented throughout
- Located near the market towns of Kingsbridge and Modbury
- No onward chain



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	