

The village is located in the South Hams district of Devon and 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 including a tennis court and recreation area as well as being on a main bus route. There are an abundance of public footpaths leading from Aveton Gifford to the surrounding countryside and coastline, including a walk to Bigbury. The coast, and beaches are just a few miles away at Bigbury on Sea and Bantham and the lovely scenery of the South Hams coastline with sailing at Salcombe and Newton Ferrers. There are 18-hole golf courses at Thurlestone and Bigbury and the towns of Kingsbridge and Modbury are close by, both of which enjoy an excellent range of facilities, shops and schools.

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 F

Tenure: Freehold

Construction: Standard construction

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

Parking: Driveway parking.

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

Lettings: Luscombe Maye also offers an Award Winning Lettings service. Please contact Andrew or Alex on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.