

12 Fore Street, Ugborough, South Devon, PL21 0NP

Luscombe Maye
Estate Agents







**12 Fore Street,
Ugborough, South Devon,
PL21 0NP**

£250,000

This one won't hang around for long!

You enter the cottage through a solid wooden front door into an entrance porch with storage for coats and shoes. A glass door leads into the pretty sitting room/dining room with open fire and fitted wood burner. The dining area has an in-built window seat with plantation style shutters. The flooring is stained wooden boards.

You go through an arch way into the kitchen, which has slate style floor tiles. A double Belfast sink, induction hob and electric oven. Quartz worktops, integral fridge-freezer, space for a washer dryer and a cupboard fitted with a new gas combination boiler. From the kitchen there is an external door out to the courtyard, which has slated fence panelling surrounding it's boundaries. It is fully paved to allow for low maintenance. Somewhere to enjoy a BBQ or morning coffee.

Upstairs there are 2 double bedrooms with wooden flooring and a newly fitted bathroom with bath, waterfall shower, basin with floating bathroom cabinet, and WC. A large airing cupboard provides storage. All rooms have plantation style shutters to windows.

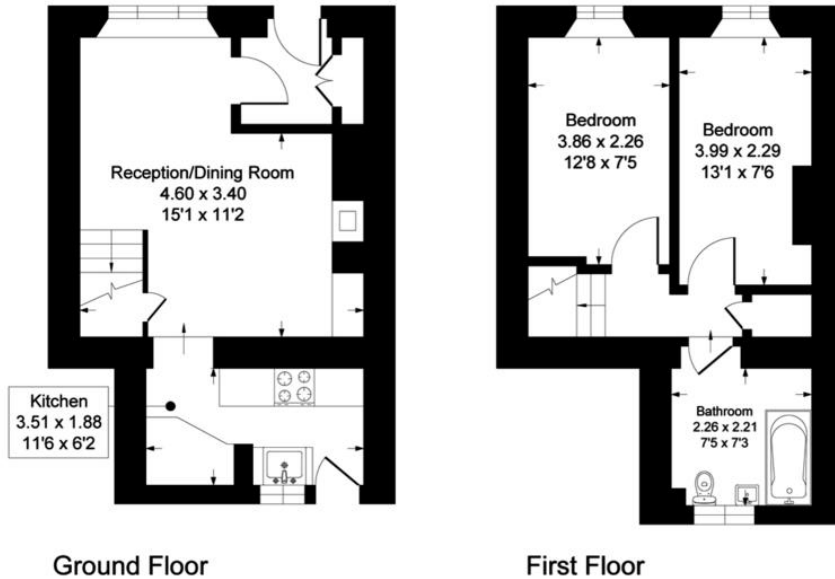
A very pretty and recently re-furnished cottage in the desirable South Hams village of Ugborough. Sitting room with wood burner, country style kitchen, 2 double bedrooms and modern bathroom. Outside courtyard area to enjoy sitting in the

- **Pretty character cottage**
- **Desirable village in South Hams**
- **Sitting room with Wood burner**
- **2 double bedrooms**
- **Recently re-furnished**
- **Modern Bathroom**
- **Courtyard outside space**

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Approximate Gross Internal Floor Area = 58.62 sq m / 631 sq ft



SERVICES

Mains electricity, gas, water and drainage. Gas fired central heating

COUNCIL TAX

Band C.

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council

DIRECTIONS

From Modbury take the A379 westwards towards Yealmpton. Just after Sequers Bridge turn right directly opposite the entrance to Flete House and right again at the next junction. Following this road, pass the turning to Ermington and continue for approximately 3 miles to turn left into the village of Ugborough. Take the first turning left, the property can be found on the left hand side.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye Modbury 01548 830831

Score	Energy rating	Current	Potential
92+	A		116 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers and other users are advised to recheck the measurements and any other details that will be relied upon.