

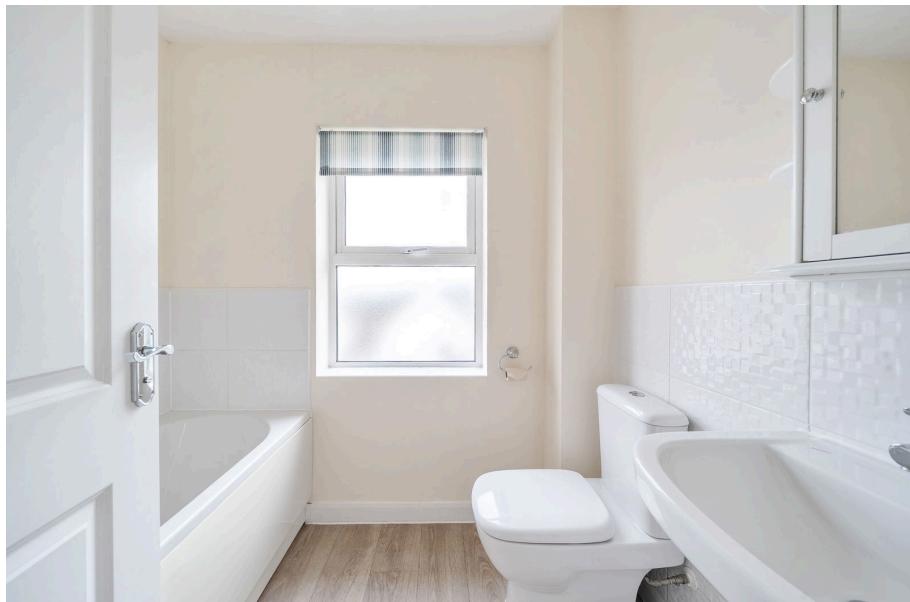


Luscombe Maye

Since 1873

# Pinwill Crescent, Ermington, PL21 9FS

 4  2  1



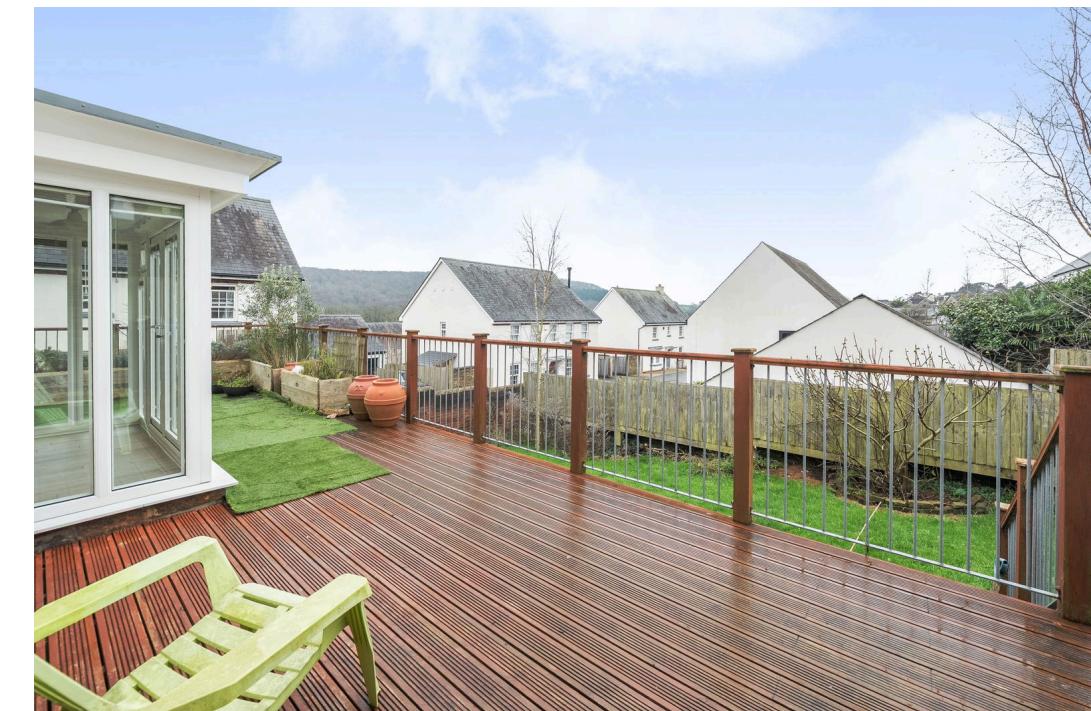
## DESCRIPTION

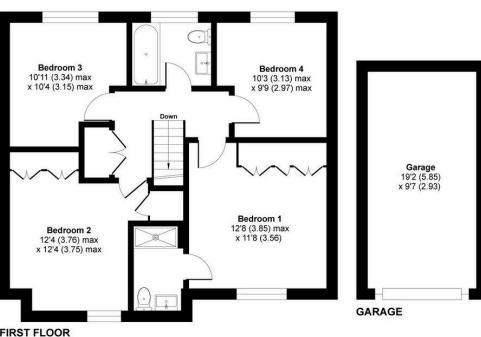
Situated in a quiet cul-de-sac in the sought-after village of Ermington, 4 Pinwill Crescent is a spacious detached family home offering spacious accommodation, generous garden, driveway and garage parking.

The ground floor accommodation comprises entrance hall with access to the downstairs cloakroom, storage and a useful office. To the rear of the property is an open plan kitchen/dining room, the kitchen has a modern finish with a range of integrated appliances with a useful separate utility area. The dining area is spacious with an abundance of natural light and two sets of French doors leading to the large decking. At the front of the property is a spacious living room with log burner (available by separate negotiation).

On the first floor are four double bedrooms including the principle bedroom which benefits from an ensuite shower room and built in wardrobes. There is also the family bathroom with bath, pedestal hand basin and WC.

Outside, 4 Pinwill Crescent benefits from driveway parking for two cars and a single garage with power, light and up and over door. To the rear, accessed from the dining room, is a large raised decking area with views over Ermington and steps leading down an enclosed lawn, slightly sloping and benefiting from a sunny aspect. There is access around the side of the property to the front with parking. There is potential for further parking to be created in the rear garden if required (subject to planning permission).





GROUND FLOOR

FIRST FLOOR

GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richicom 2025. Produced for Luscombe Maye. REF: 1388055



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

- Spacious detached house
- Large rear garden

- Four bedroom with master ensuite
- Nearby amenities

- Easy access to A38
- Quiet village location

- Countryside views
- Driveway parking and garage

- Naturally light and bright throughout
- No onward chain



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Use the QR code for further "Material Information" about this home



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