



Luscombe  
Maye Since 1873  
For Sale  
01752 872417  
luscombeymaye.com



Luscombe Maye  
Since 1873

# Butts Park, NEWTON FERRERS, South Devon

Offers Over £295,000

3 1 2



**DESCRIPTION** Set on the fringes of the popular waterside villages of Newton Ferrers and Noss Mayo, this three bedroom semi detached home offers scope to make an ideal family home or investment opportunity. The property features generous front and rear gardens with parking for approximately three cars.

**SITUATION** The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the River Yealm estuary. This sheltered, deep water harbour is much favoured by yachtsmen and lies within a truly beautiful valley in the unspoilt South Hams countryside, an Area of Outstanding Natural Beauty.

The villages share a number of facilities including a post office, pharmacy, Co-Operative store, three good public houses, two churches, yacht club with bistro and village Primary School which has been rated outstanding by OFSTED. Plymouth is within easy commuting distance and is an historic & vibrant waterside City.

**ACCOMMODATION** The accommodation on the floor plan: (Please note that all dimensions are approximate. Metric measurements are conversions from imperial figures which have been rounded to the nearest three inches).

**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 conveyancing process.

**Local Authority:** South Hams District Council **Council Tax:** Band B  
**Tenure:** Freehold

**Devon Rule:** We understand that the property is subject to a section 157 restriction, meaning the buyer must have lived and/or worked in Devon for the previous three years immediately prior to the sale, or lived in the South Hams District for a cumulative total of 7 years in the past 20. Please refer to South Hams District Council for full details.

**Services:** Mains gas, electricity, water and drainage. Heating and hot water provided by combi boiler located in Kitchen. Phoneline is ADSL although Cable is available in the area. Broadband and mobile signal: <https://checker.ofcom.org.uk/>

**Parking:** Driveway parking for several vehicles.

**Construction:** Cornish Unit with a PRC Certification . Please consult with your lender for further clarification.



29 Butts Park, Newton Ferrers, PL8 1HY  
 Approximate Gross Internal Floor Area = 119.5 sq m / 1287 sq ft

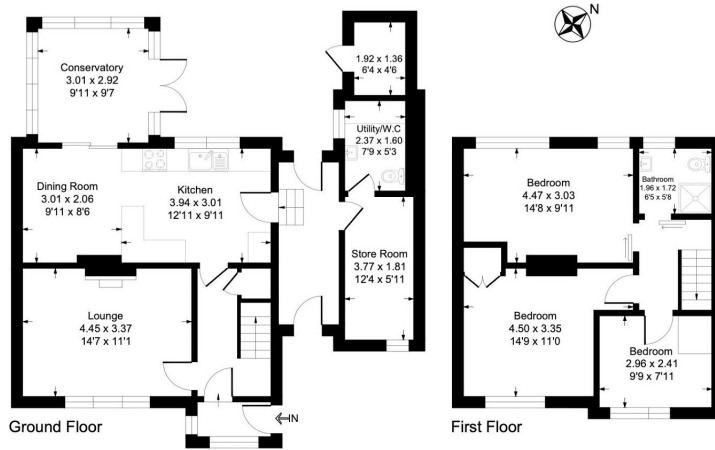
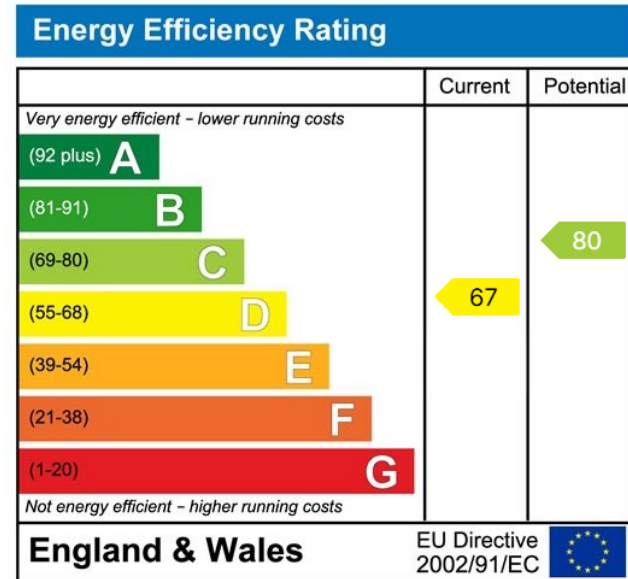


Illustration for identification purposes only, measurements are approximate, not to scale.

- Generous Garden and Parking
- Three Bedrooms
- First Time on the market for 50 years
- Viewings strictly by appointment with Luscombe Maye 01752 872417
- First Floor Views
- Ideal Renovation Project/ First Time Home
- No Chain
- What 3 Words /// legal.spreading.necklace



Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.