







## 8 Archers Court

Newton Ferrers, PL8 1BD

8 Archers Court is a very well equipped family home and is immaculately presented, built in 2002. A welcoming entrance hall leads to spacious lounge with feature brick fireplace with step down into sun lounge, creating a fabulous space for entertaining. A separate dining room with picture window overlooking rear garden.

A spacious kitchen/breakfast room fully fitted with Neff appliances. Useful utility room and downstairs cloakroom and access to double garage with small workshop area with power and light.

An elegant staircase leads to galleried landing, four double bedrooms, two of which have en-suite facilities, family bathroom and versatile study area with views over the garden.

The rear garden wraps around the property with level lawn and established borders. A large, raised patio area with brick built BBQ creates the ideal space for al fresco dining. A further decked area with summerhouse. To the front is a paved driveway leading to the double garage with parking for several vehicles. To the side there is an additional single garage and access to rear garden.

The twin villages of Newton Ferrers and Noss Mayo enjoy a delightful riverside setting on the wooded slopes of the estuary of the River Yealm. 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.

A superb, detached, 4 bedroom family home, immaculately presented and situated in a private location with attractive gardens, ample parking and two garages.

- **Fabulous family home**
- **Secluded setting**
- **Spacious accommodation**
- **Dual aspect sitting room**
- **Feature fireplace**
- **Fitted kitchen/ breakfast room**
- **4 Double bedrooms**
- **2 en-suite**
- **South facing gardens**
- **No onward chain**



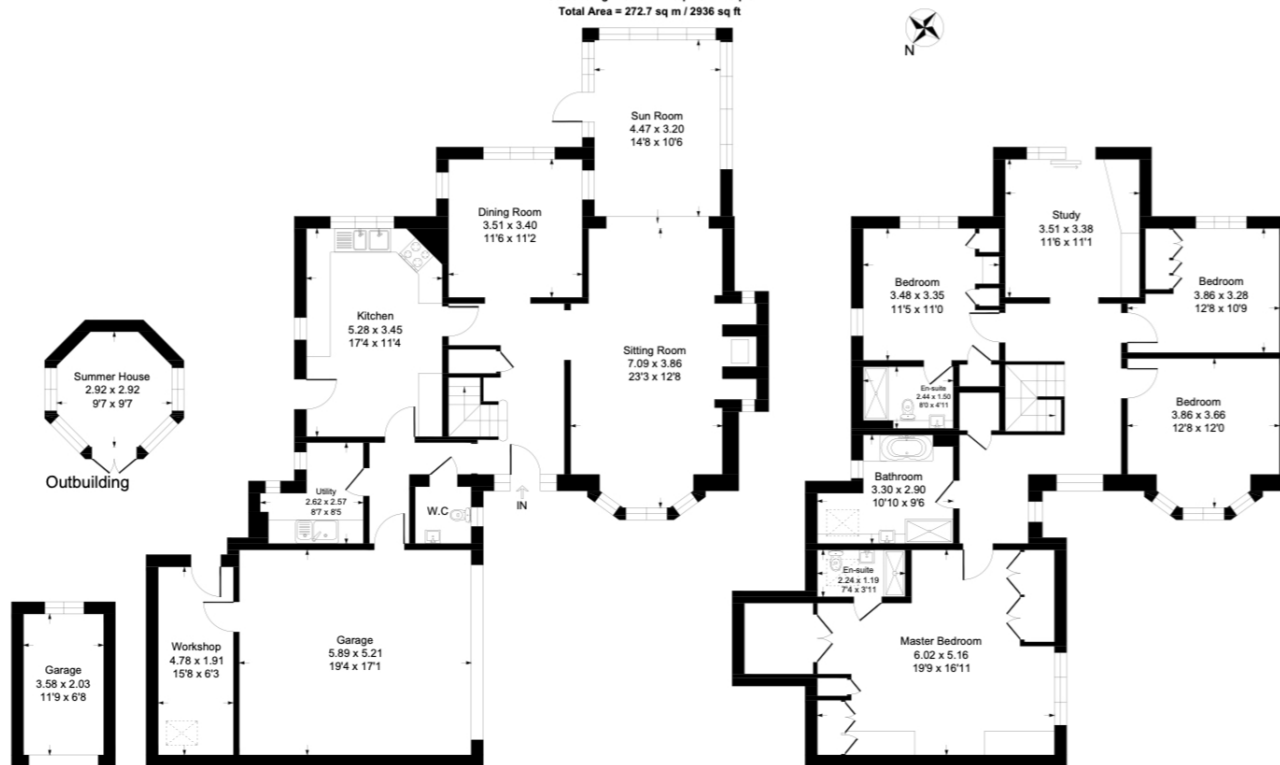
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8 Archers Court, Newton Ferrers, Plymouth, PL8 1BD

Approximate Gross Internal Floor Area = 218.5 sq m / 2353 sq ft  
 Garage Area = 37.9 sq m / 409 sq ft  
 Outbuilding Area = 16.1 sq m / 174 sq ft  
 Total Area = 272.7 sq m / 2936 sq ft



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 G

Tenure: Freehold

Management charge for maintenance of private driveway and landscaping : £15 pcm.

Standard construction

Electric: Mains. Water: Mains Heating: Gas. Sewerage: Mains.

Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Parking: Double garage and driveway

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

Viewing: Strictly by appointment with Luscombe Maye 01752 872417

What3Words:///bins.decimals.hormones

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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		