



Luscombe Maye

Since 1873

# The Fairway, Newton Ferrers, Devon

Guide Price £495,000

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**DESCRIPTION** A detached, south facing, 3 bedroom bungalow in a peaceful location. The property enjoys panoramic views from the front, across the villages to the beautiful South Hams landscape and from the rear across adjoining open farmland. Coming on to the market for the first time since purchased new in 1968. The accommodation is spacious with a driveway providing parking for several vehicles and a double garage. The bungalow would benefit from some updating and is offered with no onward chain. A glazed front door opens in to the entrance hall with access to the loft. The living room has a feature fireplace with electric fire, and a picture window which takes full advantage of the beautiful views, glazed door leading into conservatory. On the opposite side of the hall is the dining room which also enjoys the same views across the villages. A large serving hatch looks through into the kitchen which has a range of floor and wall units, plumbing for dishwasher and washing machine, fitted double oven and separate hob. Store cupboard housing the gas boiler which provides heating and hot water. Door from the kitchen into lean-to and access to rear garden and small utility area with sink unit and cold water supply. There are 3 double bedrooms, the master having an en-suite shower room. Family bathroom. The rear garden has apple trees, mature borders and a garden pond with a patio area, steps leading to level lawn area with views over neighbouring farmland. Greenhouse and small garden shed.

**ADDITIONAL 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.

**TENURE** Freehold with full vacant possession upon completion. Standard Construction.

**LOCAL AUTHORITY** South Hams District Council. Council Tax Band F.

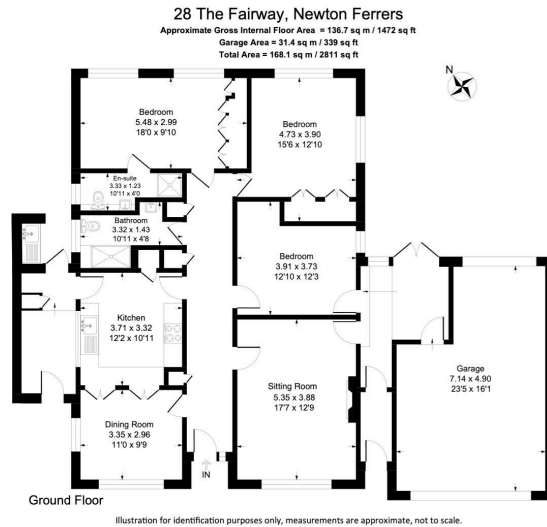
**PARKING** Double garage and driveway.

**SERVICES** Electric: mains. Water: mains. Heating: mains gas.

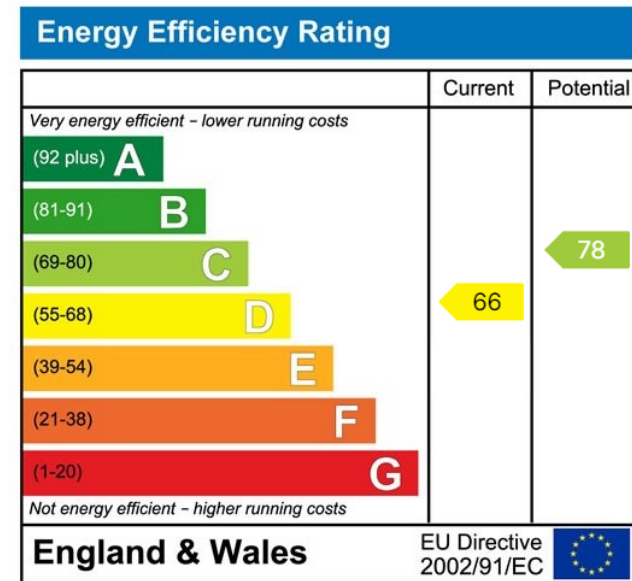
Sewerage: mains. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

**VIEWING** Strictly by appointment through Newton Ferrers Office





- Detached Double Garage and Driveway
- South Facing Panoramic Views
- Family Bathroom and En-Suite Shower Room
- Quiet Location
- Opportunity to Modernise and Extend (SPP)
- Front and Rear Gardens
- Three Double Bedrooms
- Two Reception Rooms and Conservatory
- Walking Distance to Amenities and School
- No Onward Chain



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.



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