







A spacious and prestigious detached five bedroom family home built in 2002. Situated in a commanding position with fantastic south west facing views, an enclosed low maintenance garden and ample off road parking and garage.

- **Detached Family Home**
- **Living Room and Dining Room**
- **Kitchen/Breakfast Room**
- **Spacious Entrance Hallway**
- **South West Views**
- **Low Maintenance Garden**
- **Balcony**
- **Peaceful Location**
- **Primary Suite**
- **Ground Floor Guest Suite**
- **Tandem Garage & Driveway**

Linden House

18 Court Road, Newton Ferrers, PL8 1DL

The ground floor is entered through the welcoming hallway and includes guest suite, study/5th bedroom, downstairs cloakroom and a large, integral tandem garage with remote-controlled up and over door, light and power. On the first floor, the bright and elegant sitting room, with its cosy gas fire, provides a perfect space for relaxation. Adjacent to this is the dining room, with double doors onto a private patio area. The well-appointed, modern kitchen/breakfast room includes a Neff five ring gas hob, integral twin electric oven and grill, dishwasher, fridge and freezer and a comprehensive range of base and wall units provide ample storage. Patio doors lead onto a fabulous, south west facing balcony, accessible through the kitchen and sitting room, ideal for entertaining and enjoying the fantastic views. A separate utility room adds to the convenience.

On the second floor, there are three double bedrooms. The primary bedroom has an en-suite bathroom and dressing room, while bedroom three has an en-suite shower room. The family bathroom is spacious, with a corner bath, separate shower cubicle, a wash hand basin, and WC. The exterior of the property is just as impressive, with ample parking on the block-paved driveway, and a private, enclosed, low-maintenance garden featuring a sheltered terrace surrounded by established flower beds. There is access either side of the house with steps up to the rear garden with terrace and timber shed.



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Approximate Gross Internal Floor Area = 246.7 sq m / 2656 sq ft
Garage Area = 33.6 sq m / 362 sq ft
Total Area = 280.4 sq m / 3019 sq ft

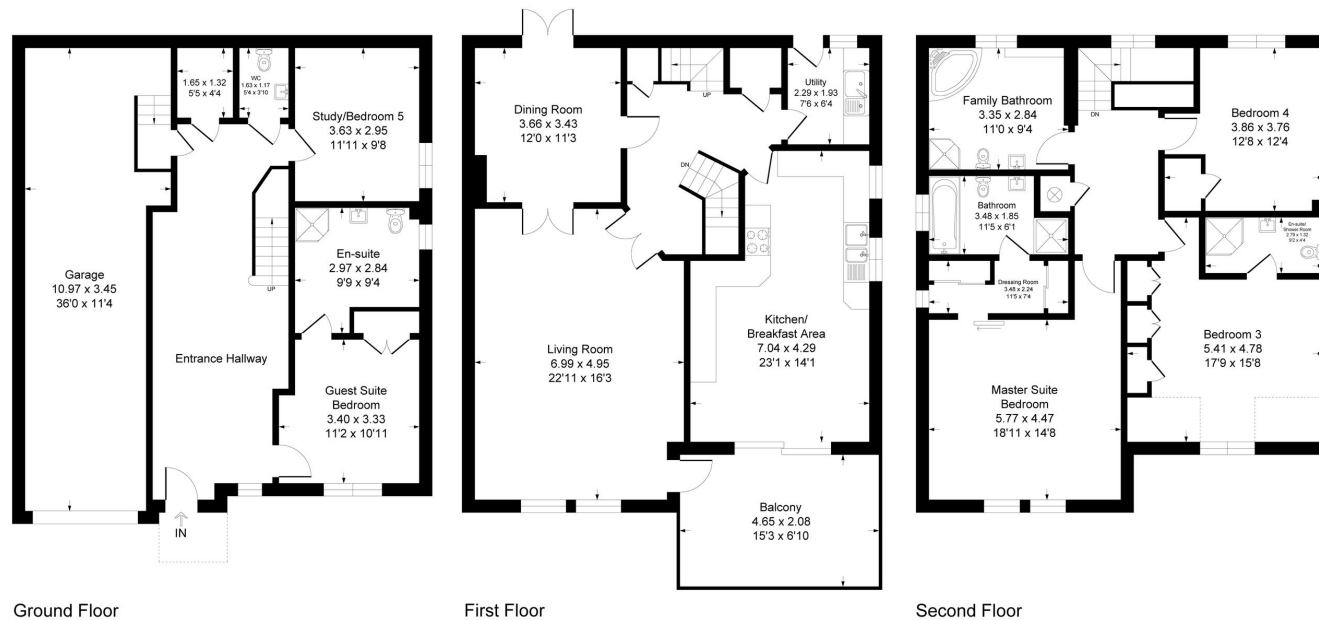


Illustration for identification purposes only, measurements are approximate, not to scale.

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 South Hams District Council.
Tenure: Freehold Standard Construction
Electric: mains Water: mains Sewerage: mains.
Heating: mains gas for combination boiler for heating and hot water on demand
Broadband: ADSL Mobile signal: <https://checker.ofcom.org.uk/>
Parking: tandem integral garage & driveway
VIEWING Strictly by appointment with Luscombe Maye, Newton Ferrers Office 01752 872417. Bespoke appointments outside usual office hours can be arranged with adequate notice.

LETTINGS Luscombe Maye also offers an Award Winning Lettings service. Please contact on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.

What3Words [///ocean.everybody.ketchup](https://www.what3words.com/)

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		