





9 Archer's Court

Parsonage Road, Newton Ferrers, PL8 1BD

- Triple aspect Sitting Room
- Kitchen and Breakfast Room
- Dining Room/Snug
- Studio/Study
- Family Bathroom and Shower Room
- Five Double Bedrooms
- Two En-Suites
- Double Integral Garage
- Beautiful Garden
- Ample Parking



Newton Hill, Newton Ferrers, Devon, PL8 1AA
Telephone 01752 872417
newtonferrers@luscombemaye.com

www.luscombemaye.com

DESCRIPTION Built in 2003, as the original show home, on a level site, 9 Archer's Court is an immaculately presented property with Five bedrooms (2 en suite) and an integral double garage. The property boasts an excellent, extended kitchen/dining/family room creating a modern, flexible living space for all the family. An attractive well equipped fully fitted kitchen with a range of matching cupboards, units and coordinating worktops. Integral full length fridge and freezer, double electric oven, dishwasher and five ring gas hob with extractor. Wood effect, anti-slip porcelain floor tiles run throughout this room and extend, through French doors out onto the patio and enclosed garden beyond, making this a great area to entertain. A separate, more formal sitting room with wood-burning stove is available for cosy evenings and an additional snug/music room can be utilised as a home office. Situated in a quiet cul-de-sac, in the heart of this popular waterside village and an area of outstanding natural beauty.

OUTSIDE Archers Court is a courtyard style development of similar properties accessed via a courtyard of brick paving, which allows parking for a couple of cars in addition to the double garage. A delightful, enclosed rear garden which has been landscaped to provide seating areas. The garden is low maintenance and benefits from mature plants and shrubs. Gate for rear access. Large undercroft storage facility.

SITUATION The twin villages of Newton Ferrers and Noss Mayo are much sought after and enjoy a delightful riverside setting on the wooded slopes 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. 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 good Primary School. Bus services run to Plymouth City Centre, which is within easy commuting distance. The area allows superb access to the rest of the country with the main route from Plymouth to Exeter (A38/M5 Devon Expressway) is only a few miles away. There are rail services at Plymouth and Totnes to London Paddington and numerous flights from Exeter Airport. Brittany Ferries operate regular ferry services to mainland Europe.





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: gas boiler and solar panels for hot water.

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

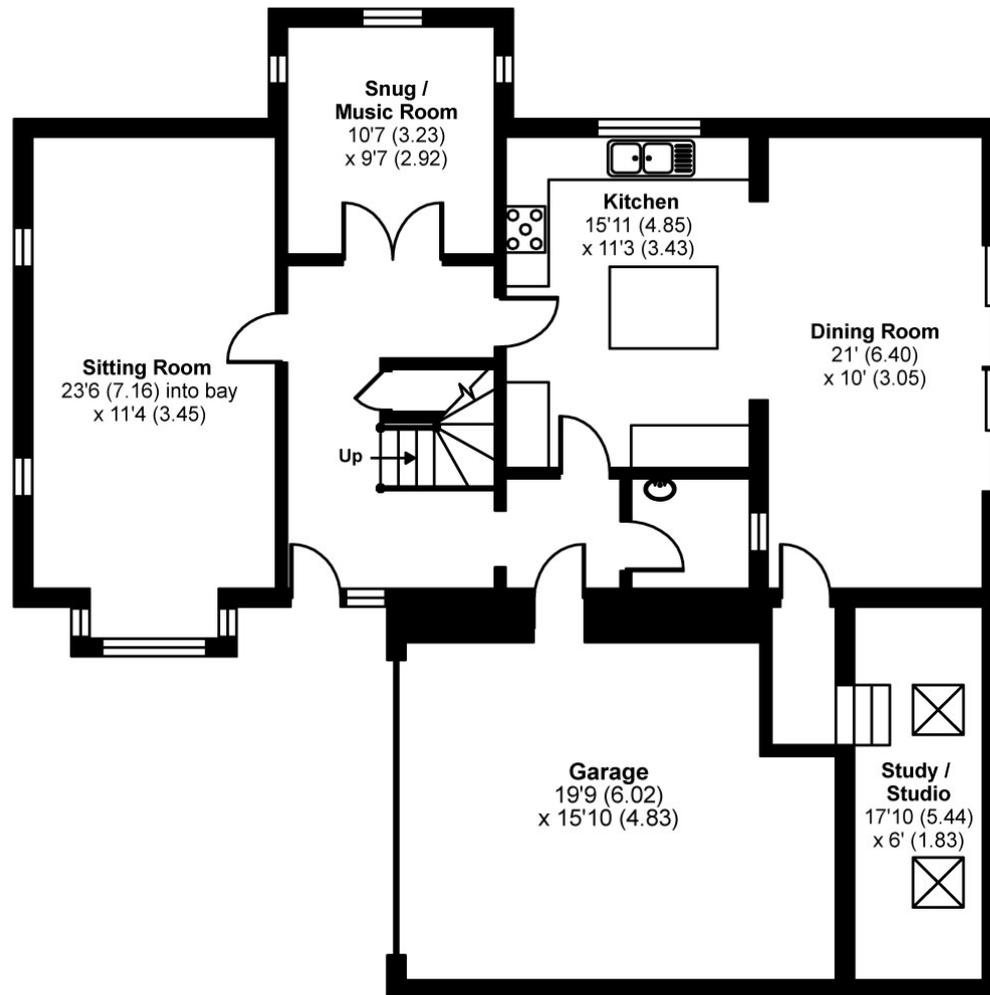
Parking: double garage & driveway.

Viewing: Strictly by appointment with Luscombe Maye 01752 872417

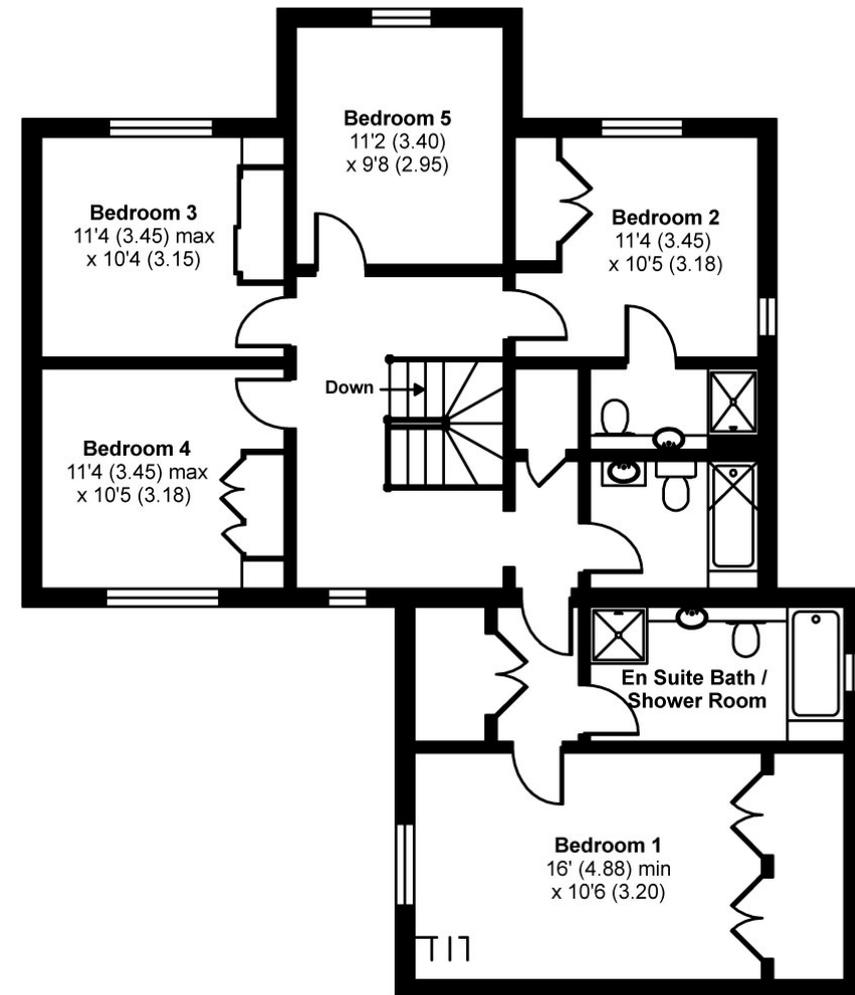
What3Words [///anyway.firms.mysteries](https://www.what3words.com/)

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





GROUND FLOOR



FIRST FLOOR

