



Luscombe Maye
Since 1873

9 Archers Court, NEWTON FERRERS, South Devon
£799,950

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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 court yard 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.

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.

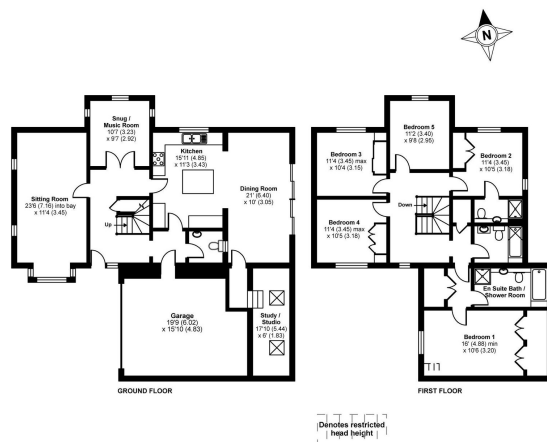
Council Tax: Band G. South Hams District Council Tenure: Freehold

Standard Construction Parking: double garage & driveway.

Electric: mains. Water: mains. Sewerage: mains. Heating: gas boiler and solar panels for hot water. Broadband: ADSL. Mobile signal: <https://checker.ofcom.org.uk/>

Viewing: Strictly by appointment with Luscombe Maye 01752 872417





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such for any prospective purchaser. Specifically no reliance is placed on the floor space figures of the property if varied on the plan. Any figure given is for your guidance only and should not be relied on as a basis of valuation.

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- Detached Family Home
- Open plan Kitchen/ Family Room
- Triple aspect Sitting Room
- Studio/Study
- 5 Double Bedrooms, 2 En-Suites
- Highly sought after village location
- Immaculately presented throughout
- Double Integral Garage and parking
- Beautiful, landscaped garden
- No Chain



Address: 9 Archers Court, Newton Ferrers, PLYMOUTH, PL8 1BD
RRN: 5534-9822-7409-0555-4202

