



Luscombe Maye
Since 1873

The Fairway, NEWTON FERRERS, South Devon

Guide Price £550,000

🛏 3 🚿 2 🛋 2



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. The accommodation is spacious with a driveway providing parking and a single garage with doors at the front and rear allowing vehicular access to rear garden. A glazed front entrance porch has a door opening in to the entrance hall. The living room has a picture window which takes full advantage of the beautiful views. On the opposite side of the hall is the dining room which also enjoys the same southerly 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, fitted double oven and separate hob. Store cupboard housing the gas boiler which provides heating and hot water, with space and plumbing for washing machine. Door from the kitchen into lean-to with access to front and rear garden with small utility area. There are 3 double bedrooms, the primary having an en-suite shower room, a family bathroom, all accessed from the inner hallway. Access to loft space. The rear garden has been landscaped into gentle terraces with mature borders, and views over neighbouring farmland. Glazed garden shed.

VERIFIED MATERIAL INFORMATION To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information <https://moverly.com/sale/RfyZGCZ3SohkmEmgxg96Ci/view>. Alternatively, you can contact our team for this information.

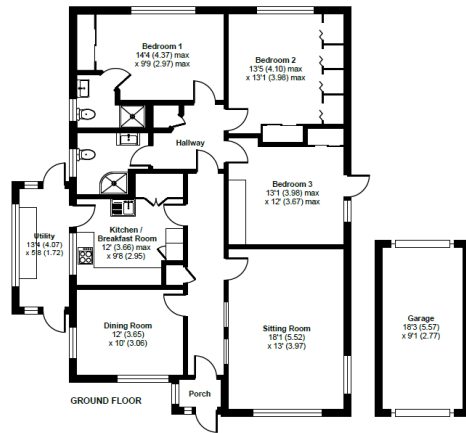
Council Tax band F Tenure: Freehold

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp and timber expert.



The Fairway, Newton Ferrers, Plymouth, PL8

Approximate Area = 1382 sq ft / 128.3 sq m
Garage = 166 sq ft / 15.4 sq m
Total = 1548 sq ft / 143.7 sq m
For identification only - Not to scale



Plan prepared in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS) December 2018. © all rights reserved. Produced for Luscombe Maye. REF: 107/1659



- Detached single 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 lean-to
- Walking distance to amenities and school
- No onward chain



Use the QR code for further "Material Information" about this home

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	