



Luscombe Maye
Since 1873

Brent Hill, HOLBETON, South Devon

Guide Price £445,000

3 2 1



Set on the fringes of the popular South Hams Village of Holbeton, Luscombe Maye present this 3 bedroom semi-detached barn conversion. The property is set within its own private grounds and benefits from 2 parking spaces. The property is very accessible to all of the amenities on offer in the village. The home benefits from double glazing, oil fired central heating, fitted kitchen, family bathroom and en-suite shower room.

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/41D568nn7EtmNJRnXEndJF/view>). Alternatively, you can contact our team for this information.

Council tax band: D. Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE. Tel: 01803 861234

Tenure: Freehold

Property type: House

Property construction: Stone with slate tile roof

Electricity supply: Mains electricity

Water supply: Mains water supply

Sewerage: Mains

Heating: Central heating

Broadband: FTTC (Fibre to the Cabinet)

Mobile coverage: O2 - Good, Vodafone - OK, Three - OK, EE - OK

Parking: Allocated and Driveway

Restrictions - This property cannot be used as a holiday let

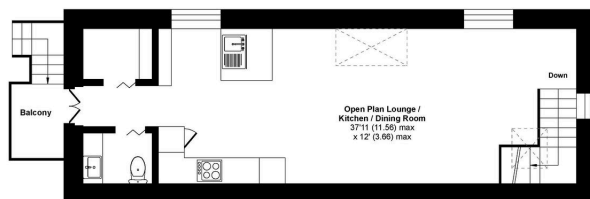
Energy Performance rating: D

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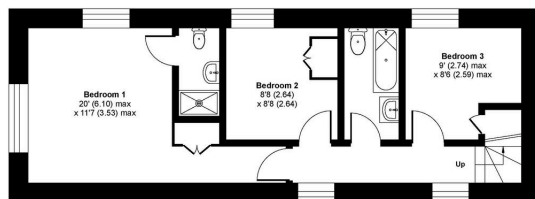


Brent Hill, Holbeton, Plymouth, PL8

Approximate Area = 918 sq ft / 85 sq m
For identification only - Not to scale



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). ©redheem 2021. Produced for Luscombe Maye. REF: 606030


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

- Period Barn Conversion
- Private gardens and Parking for two vehicles
- Generous size open-plan living area
- Set in desirable South Hams village location
- Kitchen with integrated appliances
- Recently install multifuel burner
- En-suite shower & family bathroom
- Utility Room
- New timber garden shed
- Level Terrace

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Newton Ferrers:
Newton Hill, Newton Ferrers PL8 1AA
01752 872417
newtonferrers@luscombemaye.com
www.luscombemaye.com