



Luscombe Maye
Since 1873

Sheplegh Court, Blackawton, Totnes

Guide Price £240,000

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DESCRIPTION

Luscombe Maye is delighted to present this charming ground floor apartment set within the private grounds of Sheplegh Court, a former monastery. Surrounded by nearly 30 acres of beautifully maintained communal gardens, residents enjoy exceptional facilities including indoor and outdoor heated swimming pools, a tennis court, sauna, snooker room and communal laundry.

The apartment features a spacious entrance hall with excellent storage, leading to a bright and generously proportioned living room with impressive high ceilings and French doors opening onto a private patio, creating an ideal space for relaxing or entertaining. The separate fitted kitchen offers ample storage and workspace.

There are two well-sized double bedrooms, both benefiting from high ceilings and pleasant views over the grounds. The principal bedroom includes built-in storage and an en-suite shower room, while the second bedroom is served by a family bathroom.

Further benefits include an allocated parking space with EV charger, together with visitor parking within the residents' car park.

FURTHER INFORMATION

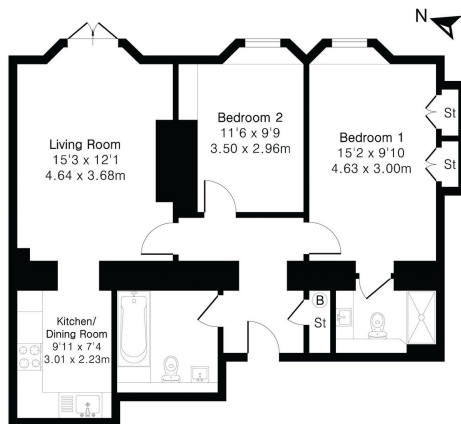
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document.

DIRECTIONS

What3Words - [vampire.credit.firework](#)



Approximate Gross Internal Area 823 sq ft - 76 sq m



Ground Floor Flat



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.

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

- No Forward Chain
- Two Double Bedrooms
- Situated within Private Grounds
- Open Plan Layout
- EV Charger
- Ground Floor Apartment
- Master with Ensuite Bathroom
- Benefitted from Amenities at Sheplegh Court
- Allocated Parking Space

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	68	
(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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