



Luscombe Maye  
Since 1873



# Rock Hill, Aveton Gifford, TQ7

3 2 1





Situated in an elevated position within the sought-after village of Aveton Gifford, Belvedere is a deceptively spacious semi-detached bungalow enjoying outstanding uninterrupted views over the River Avon.

The accommodation comprises entrance hall, generous living with French doors providing access to the garden, large window framing the outstanding view and fireplace. From the living room is the open plan kitchen dining room with triple aspect windows and access to the raised private patio. The ground floor also benefits from a double bedroom and bathroom.

On the first floor are two further bedrooms, the second bedroom enjoys a pitched dormer window with breathtaking panoramic views, around the local countryside and along the river Avon. This would be the ideal spot for a desk if you were working from home. The principle bedroom has two Velux windows providing lots of natural light and there is an abundance of eaves storage throughout. The first floor also benefits from a shower room.

Outside, Belvedere sits in the centre of a generous plot, to the front is a gently sloping garden with a range of mature plants, there is access around the side to the rear garden which enjoys a high-degree of privacy with just farmland adjoining to the East. The garden has been tiered to create a range of enjoyable areas including two terraces and the large, gently sloping lawn.

Belvedere also benefits from a parking area outside a substantial double size garage with a workshop area at the rear. There is a lapsed planning permission for a side, eastward, extension to the garage, and also for an additional external parking space.

Viewing: Strictly by appointment with Luscombe Maye, Modbury  
01548 830831







- Outstanding view over the River Avon
- Naturally light and bright accommodation
- Quiet and elevated position
- Front and rear gardens
- Double garage with parking in front
- Three bedrooms, two bathrooms
- Short walk to nearby amenities and bus stop
- Deceptively spacious accommodation
- Nearby countryside and coastal walks
- No onward chain

