



Luscombe Maye

Since 1873

Priory View, Cornworthy

Guide Price £295,000

3 1 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this delightful three-bedroom bungalow offers a perfect blend of comfort, space, and scenic surroundings. With far-reaching countryside views from nearly every room, this home is ideal for those seeking a quieter pace of life with modern convenience.

The property features a spacious and light-filled living room with large windows that frame the beautiful landscape beyond. A feature fireplace adds warmth and character, with the adjoining dining room area. The adjoining kitchen is well-equipped with generous worktop space, and external door to the rear patio and garden.

All three bedrooms are well-proportioned, offering flexibility for family living, guests, or a home office. The principal bedroom enjoys views over the Priory and fields beyond. A modern family bathroom completes the accommodation with WC, hand basin and shower area.

Outside, the bungalow is approached by steps leading to the accommodation. The generous gardens, perfect for entertaining, gardening, or simply soaking up the peaceful surroundings. A garage provides ample parking, and there's potential for further development or landscaping, subject to the necessary consents.

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. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/NsdYNNfz8yctuYexLHTQra/view>) . Alternatively, you can contact our team for this information.

Verified Material Information

Council tax band: D
Tenure: Freehold



Property type: Bungalow
Property construction: Standard form
Electricity supply: Mains electricity
Solar Panels: No
Other electricity sources: No
Water supply: Mains water supply
Sewerage: Mains
Heating: Oil Central heating
Heating features: Double glazing
Broadband: FTTC (Fibre to the Cabinet)
Mobile coverage: O2 - Poor, Vodafone - Poor, Three - Poor, EE - Poor
Parking: Garage
Building safety issues: No
Restrictions - Listed Building: No
Restrictions - Conservation Area: No
Restrictions - Tree Preservation Orders: None
Public right of way: No
Long-term area flood risk: No
Coastal erosion risk: No
Planning permission issues: No
Accessibility and adaptations: None
Coal mining area: No
Non-coal mining area: Yes
Energy Performance rating: E

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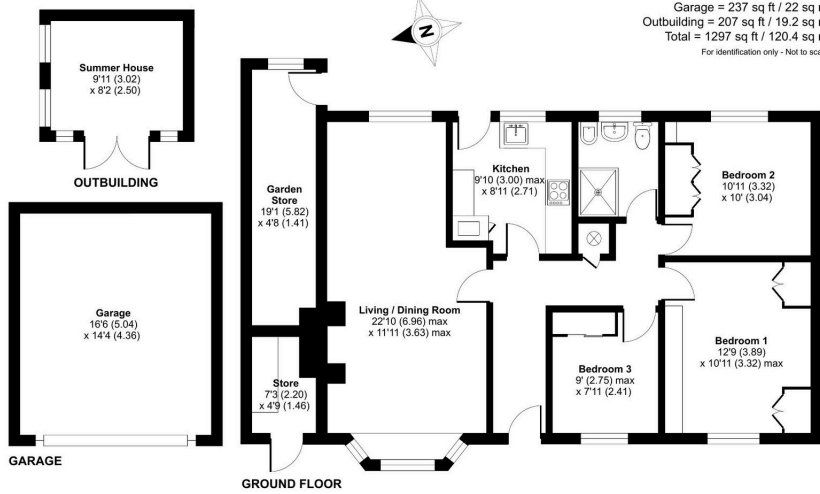
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

DIRECTIONS

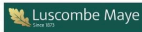
What3Words - bids.stun.rooting

Priory View, Cornworthy, Totnes, TQ9

Approximate Area = 853 sq ft / 79.2 sq m
 Garage = 237 sq ft / 22 sq m
 Outbuilding = 207 sq ft / 19.2 sq m
 Total = 1297 sq ft / 120.4 sq m
 For identification only - Not to scale



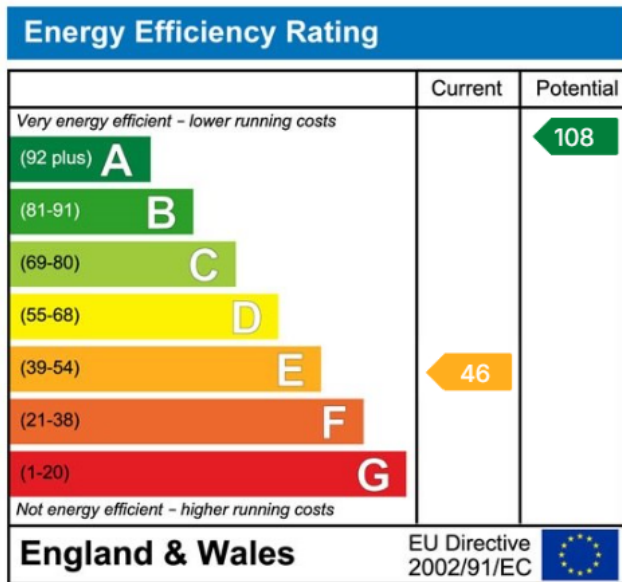
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©richcom 2025. Produced for Luscombe Maye. REF: 1298320



- Three Bedroom Detached Home
- Double Garage
- Garden Room
- Highly Sought After Village Location
- Elevated Position
- Single Level Living
- Spectacular Countryside Views
- Open Plan Living/Dining Room
- Opportunity to Modernise



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



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Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.