



Luscombe Maye

Since 1873

Leys, Uphempston, Totnes

Guide Price £485,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this beautifully presented detached bungalow offering an exceptional blend of comfort, style and tranquillity. With generous gardens, open countryside views and a thoughtful single-level layout, the property promises a superb quality of living both inside and out.

A welcoming entrance hall flows into the spacious sitting room, a bright and airy space enhanced by large dual-aspect windows. The well-appointed kitchen provides generous worktop areas and ample storage, perfect for both everyday cooking and entertaining, and leads through to the conservatory dining room. Bathed in natural light and overlooking the gardens, this lovely space offers the ideal spot to relax and enjoy the changing seasons. There is also the benefit of a generous storage cupboard and a separate WC.

Both bedrooms are comfortable doubles, with the master bedroom enjoying far-reaching countryside views and featuring the original parquet flooring. A modern bathroom and additional practical storage complete the internal accommodation, ensuring the home feels both functional and inviting.

This property also benefits from exciting potential to extend into the loft space, which already offers existing windows and sufficient head height, presenting an excellent opportunity to create additional accommodation (subject to any necessary consents).

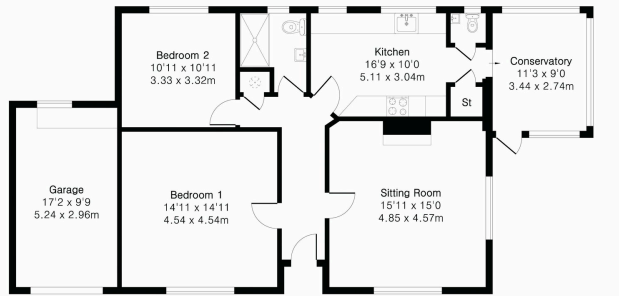
Outside, the property continues to impress. A wide, beautifully laid driveway offers extensive parking and access to the attached garage. The surrounding gardens are a real feature, generous and bordered by mature planting, they provide plenty of space for relaxation, gardening, or simply enjoying the peaceful setting.

This charming bungalow presents a rare opportunity for buyers seeking a well-cared-for home with expansive outdoor space, countryside views and excellent accessibility to nearby amenities. A truly lovely property in a serene and sought-after location.



Approximate Gross Internal Area 1011 sq ft - 94 sq m
(Excluding Garage)

Garage Area 167 sq ft - 16 sq m



Ground Floor



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.



- Two Bedroom Bungalow
- Detached Home
- Wrap Around Garden
- Driveway & Garage
- Dual Aspect Living Room with Woodburner
- Immaculately Presented
- Opportunity for Loft Conversion STPP
- Covenanted Countryside Surround
- Rural yet Well Connected
- Tranquil Location



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

Score	Energy rating	Current	Potential
92+	A		99 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		



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