



Luscombe Maye
Since 1873

Radfords Orchard, Broadhempston, Totnes

Guide Price £325,000

2 1 1



DESCRIPTION

Luscombe Maye are delighted to offer this attractive and beautifully presented two-bedroom home, enjoying bright, modern accommodation and a peaceful semi-rural setting.

The ground floor features a spacious open-plan kitchen, living and dining area, filled with natural light and centred around a charming wood-burning stove. The contemporary kitchen is fitted with a range of wall and base units, integrated appliances, and enjoys views across the garden. French doors open onto a paved terrace, creating an ideal space for indoor-outdoor living and entertaining.

Upstairs are two well-proportioned bedrooms, including a generous double principal bedroom and a versatile second bedroom suitable as a guest room, nursery or home office. A family bathroom serves both rooms.

Outside, the generous garden is mainly laid to lawn with mature planting, a pergola-covered seating area and a private terrace. Further benefits include a carport, air source heat pump and potential to extend, subject to planning permission. The property is subject to a Section 157 local occupancy restriction (Devon Rule).

DIRECTIONS

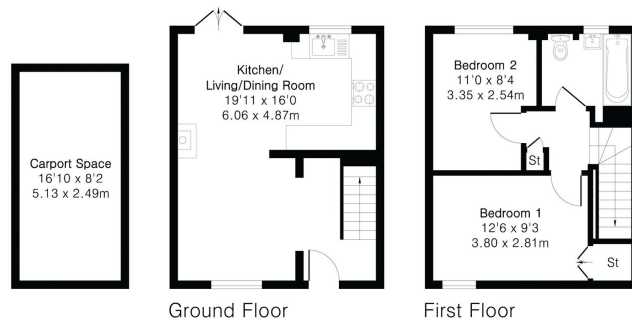
What3Words - [///cheerily.otter.riddle](https://www.what3words.com/cheerily.otter.riddle)



Approximate Gross Internal Area 636 sq ft - 60 sq m

Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 318 sq ft – 30 sq m



PINK PLAN

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

- Devon Rule Property
- Link Detached House
- Two Bedroom
- Open Plan Living
- Large South East Facing Garden
- Wood Burner
- Countryside Views
- Carport Parking Space
- Terraced Patio
- Air Source Heat Pump

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	64	
(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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