



Luscombe Maye

Since 1873

Fore Street, Kingsbridge, TQ7 4JH

Guide Price £625,000

 4  3  3



Townswell is a spacious detached house, offering naturally light accommodation, an expansive enclosed garden, and delightful countryside views, all within a sought-after village location.

This substantial home provides flexible living spaces, designed to maximise natural light throughout. The generous proportions lend themselves to comfortable family living, with potential for multi-generational arrangements. The ground floor of the property comprises a generous entrance hall, living room, further reception room with views over the garden, kitchen, three double bedrooms, including one with ensuite, and a family bathroom. The lower ground floor offers versatile accommodation including utility, generous double bedroom, reception room and shower room, offering great potential for multi generational living.

Externally, Townswell benefits from a large, private enclosed garden, perfect for outdoor activities and enjoying the serene countryside backdrop. Parking and a single garage provide convenient off-road solutions, and there is also a double garage at the bottom of the garden.

The desirable village setting ensures walking distance to nearby amenities and the tranquil River Avon, ideal for leisurely strolls. The property is also perfectly positioned for easy access to picturesque countryside walks and is just a short drive from the stunning South Hams coastline.

SITUATION

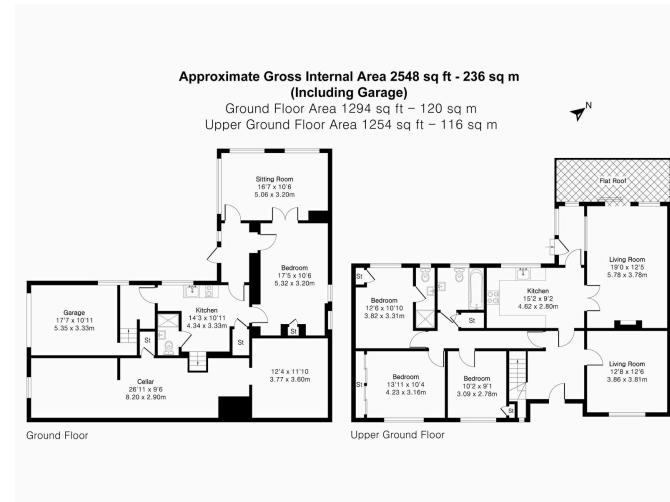
Positioned in the sought-after village of Aveton Gifford, this property benefits from the charm of village life combined with excellent access to the South Hams coastline and its stunning natural beauty. Aveton Gifford boasts a well-regarded primary school, a community hall, and a popular local pub, creating a vibrant and welcoming atmosphere. The village is surrounded by picturesque countryside, offering numerous walking and cycling routes, perfect for those who appreciate the outdoors.



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PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, it is not responsible for any errors or omissions. The dimensions shown are approximate and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as the basis of valuation.

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

- Spacious detached house
- Large enclosed garden
- Parking and single garage
- Countryside views
- Naturally light accommodation
- Sought after village location
- Walking distance to nearby amenities and the River Avon
- Potential for multi-generational living
- Nearby countryside walks
- Short drive to the coastline

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	52
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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