



Luscombe Maye

Since 1873

Bidders Close, Stoke Fleming, Dartmouth

Guide Price £300,000

3 1 1



DESCRIPTION

Luscombe Maye is delighted to bring to market this charming three bedroom semi-detached house in the beautiful village of Stoke Fleming.

Upon entering the property, the ground floor features a bright and spacious open-plan living/dining room fitted with a wood burner accessed from both rooms and a sliding glass door opening onto a superb raised terrace making it perfect for indoor-outdoor dining and taking in the far-reaching views. The contemporary kitchen is fitted with ample storage and work surface space ideal for casual dining and direct access to the rear garden.

Upstairs, there are three well-proportioned bedrooms. Both the double bedrooms enjoy pleasant sea views with the large windows allowing light to flood the rooms, while the other bedroom offers excellent flexibility for children, guests or a home office. To complete the first floor there is a modernised family bathroom fitted with a bath with shower above, WC and hand basin.

At the rear, the south facing garden benefits from the large terrace patio with steps leading to the generously sized lawned garden with exceptional views. Also at the rear of the property there is a convenient outbuilding with a WC and utility room. The property also benefits from a driveway fitted with an EV charger.

The property is subject to Devon Rule.

The Devon rule (Section 157) states that this house can only be purchased by someone who has either lived or worked in Devon for the three years prior to purchase. However - there is an exception where the potential purchaser has lived in the South Hams District for a cumulative total of seven years out of the past 20 years. For more information please visit the South Hams website and we recommend that all potential purchasers confirm their own eligibility.

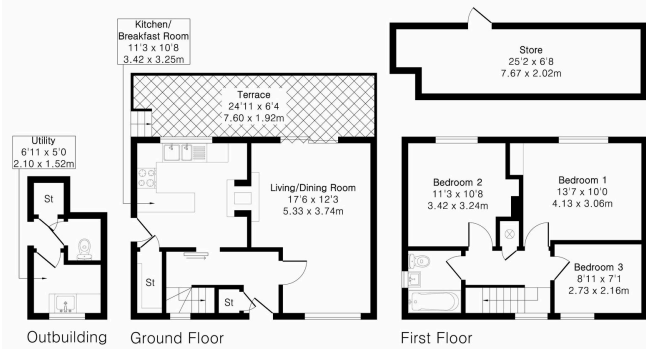


**Approximate Gross Internal Area 840 sq ft - 78 sq m
(Excluding Outbuilding)**

Ground Floor Area 420 sq ft – 39 sq m

First Floor Area 420 sq ft – 39 sq m

Outbuilding Area 238 sq ft – 22 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of spaces, 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.



- Three Bedrooms
- Devon Rule
- Far-Reaching Sea Views
- Wood Burner
- Semi-Detached House
- Driveway
- Utility Room
- South Facing Garden
- Tranquil Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.



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