



Luscombe Maye

Since 1873

Riverside Road West, NEWTON FERRERS, South Devon
Guide Price £995,000

3 2 2



Wind Jammer occupies a glorious, south facing position on one of the most sought-after roads in Newton Ferrers, enjoying wonderful and commanding views from the property across to Noss Creek. The setting, opposite the slipway and overlooking the constantly changing estuary, provides superb opportunities for water sport activities.

This beautifully presented post-war property offers a generous and comfortable living space, perfectly complemented by its south-facing garden and double garage.

Step inside to discover two versatile reception rooms, providing ample space for both relaxation and entertaining. The layout allows for flexible arrangements, whether you envision a cosy lounge and a formal dining area, or perhaps a dedicated home office alongside a family living space.

Upstairs, you will find three well-proportioned bedrooms, offering peaceful retreats at the end of the day. The property benefits from downstairs cloakroom and family bathroom with separate shower cubicle, ensuring convenience and comfort for residents.

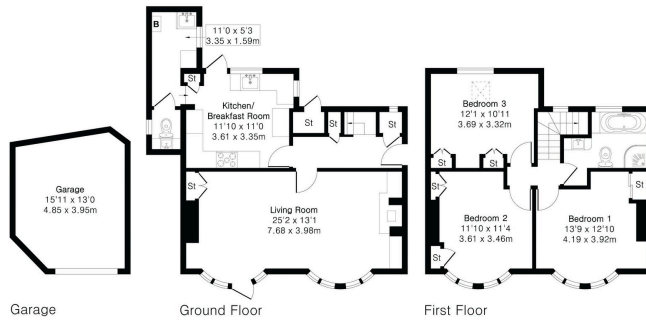
Outside, the property truly shines with its inviting south-facing garden – an ideal spot for enjoying sunny afternoons, al fresco dining, or cultivating a personal green oasis. The garage provides secure parking and additional storage solutions, a valuable asset for any home.

VERIFIED MATERIAL INFORMATION To ensure legal compliance, we require our sellers to 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/KR9QS3yD4KYxymaxzWf4Po/view>)



**Approximate Gross Internal Area 1141 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 607 sq ft – 56 sq m
First Floor Area 534 sq ft – 50 sq m
Garage Area 185 sq ft – 17 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 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.



- Sought after waterside location
- Outstanding estuary views
- Parking and detached garage
- Stones throw from the Brook slipway
- No onward chain
- 3 double bedrooms
- South facing garden
- Rear garden and green house
- Commanding position
- Easy water access



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



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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