



Luscombe Maye
Since 1873

Fawns Close, Ermington, South Devon

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ACCOMMODATION

The property has been recently updated including the addition of a woodburner in the lounge, new flooring in some areas and re-decoration throughout. A part-glazed entrance porch at the front provides a practical space for coats and shoes, leading into a welcoming entrance hall. From here, doors open into a bright and spacious double-aspect living/dining room, which flows through to a modern fitted kitchen. To the rear, a utility area adds convenience and includes a door opening to the courtyard garden. Upstairs, there are two double bedrooms, both featuring built-in storage, along with a separate shower room fitted with a pedestal basin and WC.

OUTSIDE

At the front, a gravelled garden enclosed by picket fencing includes a small fish pond. The rear courtyard is fully enclosed and includes two timber sheds providing useful storage. A rear gate gives access to a pathway that runs around the terrace, allowing pedestrian access to the front—ideal for moving bins or garden tools. Residents also benefit from the use of a nearby parking area.

LOCATION

Ermington is set amid delightful countryside. It has a public house, a restaurant, excellent community shop and cafe, a highly regarded Primary School and for secondary schooling it is in the catchment area of Ivybridge Community College. The village has a welcoming community feel with various activities including a Summer Fair and cricket team. Nearby is the charming market town of Modbury, which offers a range of independent shops, post office, butchers, Co-op, 3 pubs, health centre, dentist, and a veterinary surgery.



22 Fawns Close, Ermington, PL21 9NB

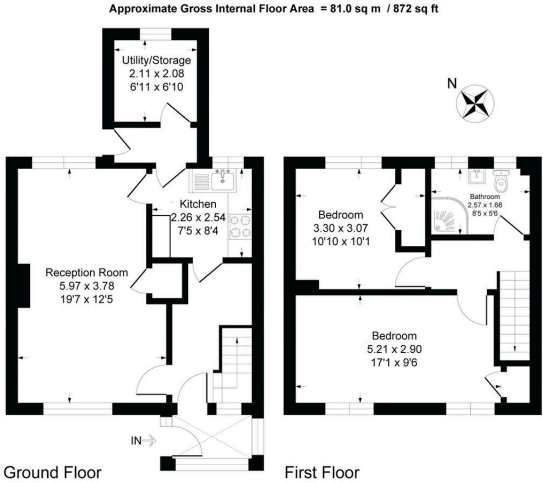
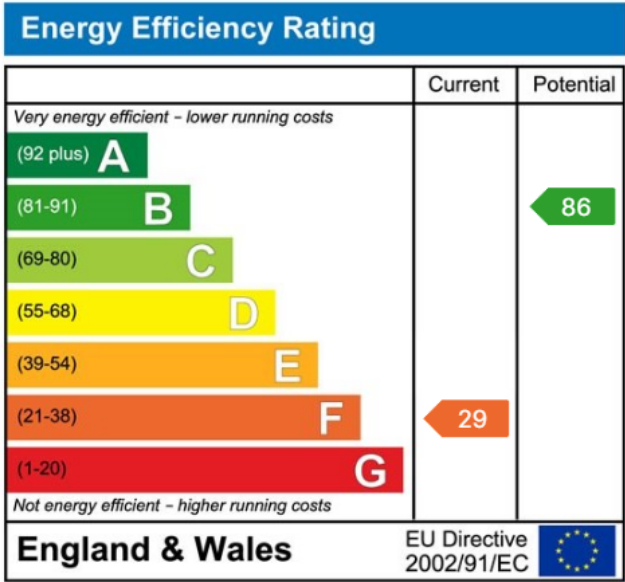


Illustration for identification purposes only, measurements are approximate, not to scale.

- Mid Terraced House
- Popular Village Location
- Good Size Lounge/Diner with wood burner
- Modern Fitted Kitchen
- Two Double Bedrooms & Shower Room
- Low Maintenance Garden
- Storage Sheds
- Residents Parking
- 3 Year Devon Occupancy Condition Applies



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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