



Luscombe Maye
Since 1873

French Furze Road , Blackawton

Offers Over £450,000

3 2 1



DESCRIPTION

Luscombe Maye are delighted to present this stunning three bedroom bungalow situated on the edge of the popular village Blackawton. Entering the property, you are greeted by a generous entrance hall, complete with practical built-in storage. The sense of light and space is immediate, flowing naturally into the heart of the home. The stunning open-plan kitchen, dining and living area is flooded with natural light from the floor-to-ceiling windows. The living area offers ample room for relaxing and entertaining, while the sleek modern kitchen provides extensive worktop space, integrated appliances and a sociable layout perfect for hosting. The French doors open directly from the main living/dining area onto the garden allowing the outdoors to flow seamlessly into the home, filling the interior with natural light. On the other side of the property the accommodation consists of three well proportioned bedrooms, including a spacious principal bedroom with fitted storage and an ensuite, with a walk-in shower, WC and hand basin. Two further bedrooms provide excellent flexibility for family, guests or a home office. A contemporary family bathroom with a bath with shower above, hand basin and WC, and lots of additional storage cupboards complete the accommodation. The property enjoys a beautifully maintained, generously sized garden that offers both privacy and tranquillity. Bordered by a charming stone wall and mature hedging the space is a peaceful retreat to enjoy throughout the year, with fields surrounding the rear garden, creating lovely countryside views. The broad stretch of level lawn is ideal for outdoor entertaining, children's play or simply relaxing in the sun. Also benefitting the property is a large detached garage with a side entrance, offering convenience and lots of additional storage. There is also a driveway offering suitable parking for two cars.

SERVICES Mains Electricity, Mains Water and Mains Drainage.

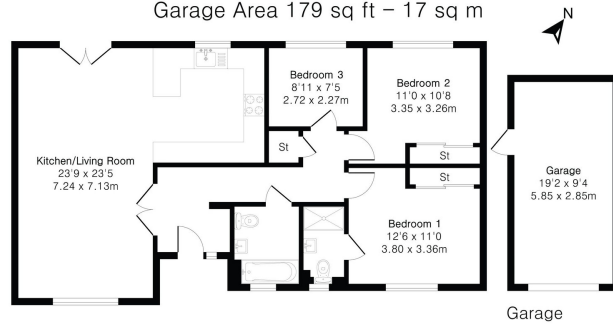
PARKING Single garage with power and light and driveway parking

DIRECTIONS What3Words - [dummy.most.requests](#)



**Approximate Gross Internal Area 1156 sq ft - 107 sq m
(Including Garage)**

Garage Area 179 sq ft - 17 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.

Luscombe Maye

- Three Bedrooms
- Large Garden
- Driveway
- Filled With Natural Light
- Wheel-Chair Accessible
- Detached Bungalow
- Detached Garage
- Open-Plan Layout
- Master With Ensuite Bathroom
- Situated in a Cul-de-sac



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(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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