



Luscombe Maye

Since 1873

# Radfords Orchard, Broadhempston, Totnes

Guide Price £340,000

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## DESCRIPTION

Luscombe Maye are delighted to present this attractive and well-maintained two-bedroom home, offering bright, contemporary accommodation throughout. The ground floor centres around a spacious open-plan kitchen/living/dining room, filled with natural light and featuring a wood-burning stove that creates a warm focal point. The modern kitchen includes a range of fitted units, integrated appliances and a pleasant outlook over the garden, while French doors open onto the rear terrace for seamless indoor-outdoor living. Upstairs, there are two well-proportioned bedrooms: a generous double and a versatile second bedroom suitable as a guest room, study or nursery. Both are served by a modern family bathroom. Outside, the property enjoys a generous, established garden with a peaceful semi-rural outlook, including a lawn, mature planting, a wraparound terrace and a charming pergola-covered seating area. Additional benefits include a useful carport with storage and an air-source heat pump, with potential to extend subject to planning.

## AGENTS NOTES

This property is subject to Devon Rule.

We understand that a Section 157 restriction applies also known as a 'Devon Rule'. The potential buyer will have to prove that they have lived or worked in Devon for the previous 3 years prior to the sale or a cumulative total of 7 years in the last 20 years. For more information please visit the South Hams website and we recommend that all potential purchasers confirm their own eligibility. <https://www.teignbridge.gov.uk/council-and-democracy/council-information/legal-byelaws-and-pspos/housing-act-1985-section-157/>

## FURTHER INFORMATION

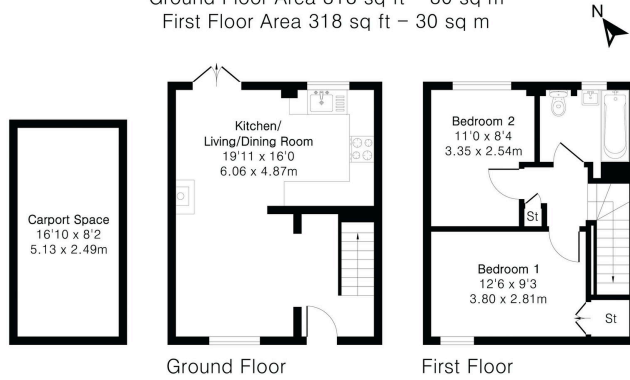
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/MCabbMJXvbUev8VJxV8ty/view>).



**Approximate Gross Internal Area 636 sq ft - 60 sq m**

Ground Floor Area 318 sq ft – 30 sq m

First Floor Area 318 sq ft – 30 sq m



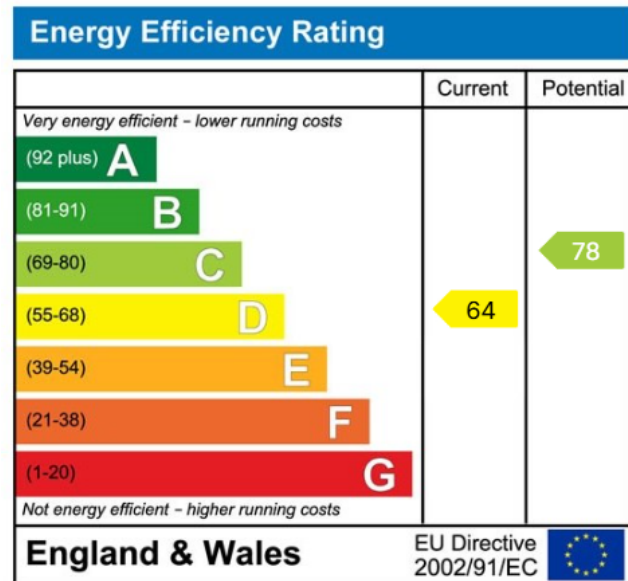
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



- Devon Rule Property
- Link Detached House
- Two Bedroom
- Open Plan Living
- Large South East Facing Garden
- Wood Burner
- Countryside Views
- Carport Parking Space
- Terraced Patio
- Air Source Heat Pump



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



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