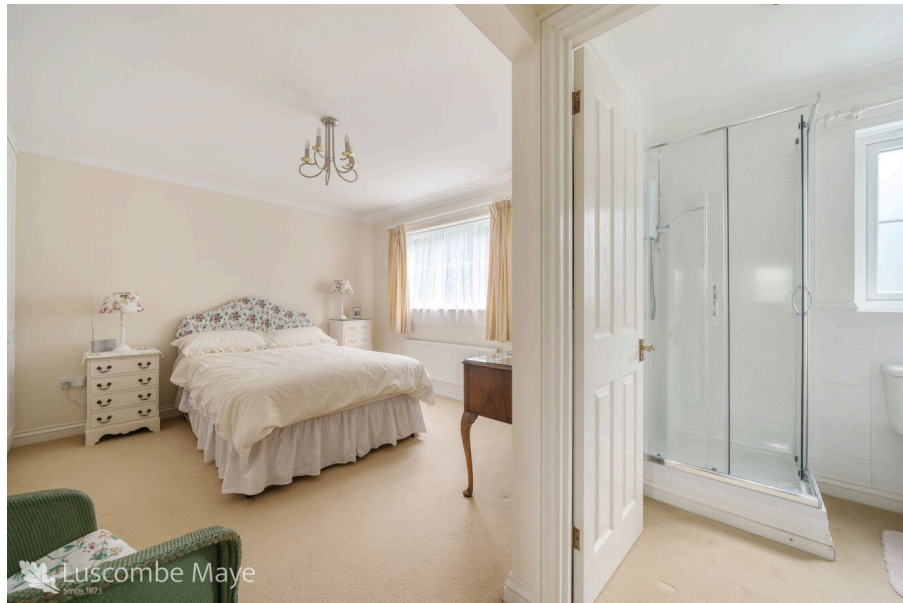




Luscombe Maye
Since 1873

Glebe Land, Aveton Gifford, TQ7

 4  3  2



DESCRIPTION

Built just over 20 years ago, this impressive detached family home occupies a generous plot and offers spacious, well-proportioned accommodation throughout offering excellent space for the whole family. Ideally situated within walking distance of local amenities and the park, the property combines practical family living with a desirable location.

The ground floor comprises a welcoming entrance porch leading into the downstairs hallway allowing access into the well-appointed kitchen breakfast room, separate dining room and spacious lounge as well as the conveniently positioned downstairs toilet. Off the kitchen is a utility room adding additional storage space convenience to your family life.

The double garage has been converted into a studio / workshop space which would be ideal for those looking for a work from home space or extended family requiring a bedroom on the ground floor. The garage could also be converted back into to be used for vehicle garage if required.

To the first floor, the property continues to impress with four double bedrooms, offering flexibility for the whole family. Two of the bedrooms benefit from en-suite shower rooms and fitted bedroom furniture, enhancing comfort and privacy, while a well-appointed family bathroom serves the remaining rooms, making the layout ideal for larger or growing families as well as visiting guests.

Outside, the property enjoys a driveway providing off-road parking for multiple vehicles. To the rear is a private, enclosed garden that has been professionally designed to create a beautiful and relaxing outdoor space. Featuring a water feature, fruit bushes, and a thoughtfully selected mix of cultivars, the garden offers year-round interest and is ideal for both entertaining and quiet enjoyment.

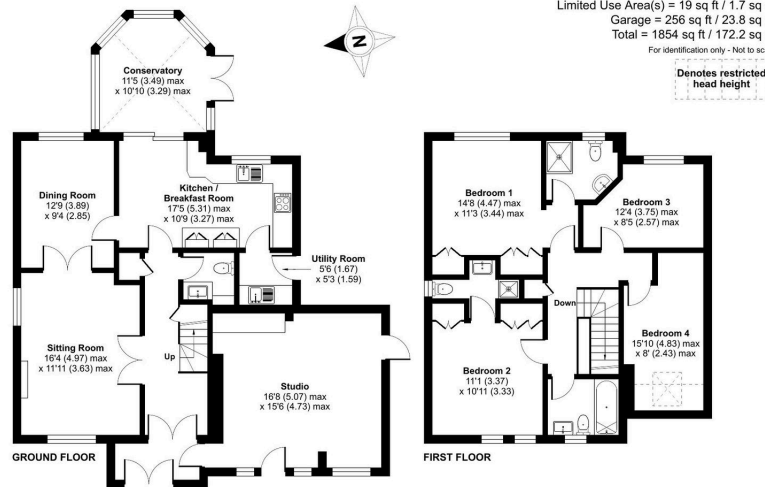
Offering generous living space, versatile accommodation, and an attractive landscaped garden, this superb home presents an excellent opportunity for families seeking a spacious property in a convenient and well-established location.



Glebe Land, Kingsbridge, TQ7

Approximate Area = 1579 sq ft / 146.7 sq m
Limited Use Area(s) = 19 sq ft / 1.7 sq m
Garage = 256 sq ft / 23.8 sq m
Total = 1854 sq ft / 172.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1330640



- Spacious detached home
- Two ensuite shower rooms
- Kitchen Breakfast Room and Separate Dining Room
- Four double bedrooms and family bathroom
- Well-presented throughout
- Driveway providing off street parking for 4 cars
- Sitting Room with Dual Aspect
- Conservatory, downstairs WC and Utility Room
- Scope for Extended Family Annexe
- Generous Landscaped garden



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		60
(39-54) E	45	
(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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