



Luscombe Maye

Since 1873

# Briar Hill, NEWTON FERRERS, South Devon

Guide Price £695,000

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Nestled in the desirable Briar Hill, this spacious bungalow offers comfortable living with versatile accommodation in the beautiful South Hams countryside. Enjoying off-street parking and a lovely garden, this property is ideally suited for those seeking a tranquil village lifestyle with excellent access to local amenities.

Upon entering, two well-proportioned and welcoming reception rooms, provide ample space for both relaxation and entertaining. Bifold doors between the living room/dining room and kitchen optimise the versatility of the home and the warmth of a wood burner in the sitting room creates a cosy atmosphere during cooler months. The layout flows seamlessly, offering flexibility for various living arrangements.

The bungalow features four comfortable bedrooms, ensuring plenty of privacy and space. Two bathrooms serve the property, contributing to its practical appeal. Large windows throughout invite natural light, creating bright and airy interiors. The property benefits from mains gas central heating installed in 2011 and double glazing, ensuring year-round comfort.

Outside, the property boasts a glorious garden, and a Mediterranean styled courtyard area, perfect for outdoor dining, entertaining, or simply enjoying the peaceful surroundings. The off-street driveway provides convenient parking for residents and guests.

### **VERIFIED MATERIAL INFORMATION**

To ensure legal compliance, we require our sellers to complete 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/9TU2M9bNyh3k8gauRug5jf/view>)

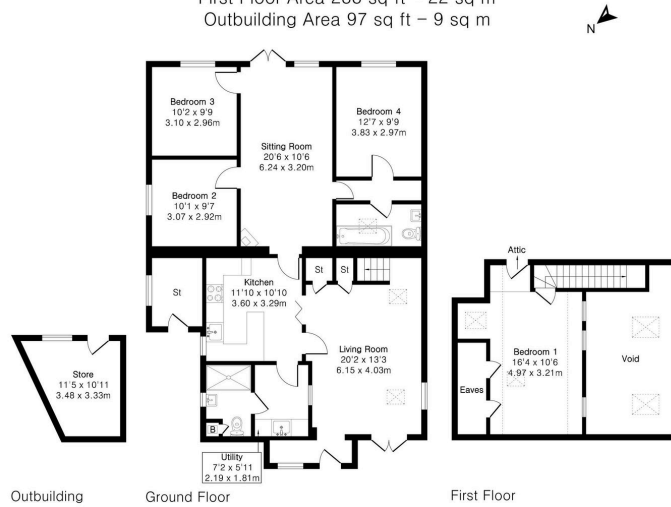
Council Tax band: D

Tenure: Freehold



**Approximate Gross Internal Area 1489 sq ft - 138 sq m  
(Excluding Outbuilding)**

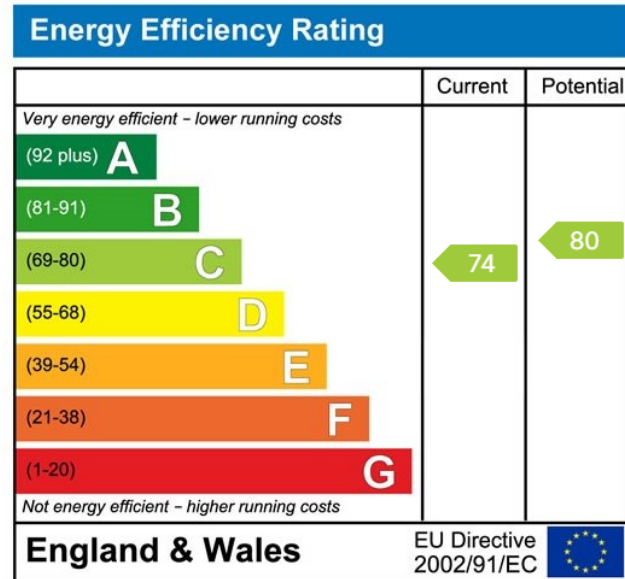
Ground Floor Area 1251 sq ft - 116 sq m  
First Floor Area 238 sq ft - 22 sq m  
Outbuilding Area 97 sq ft - 9 sq m



- Highly sought-after central village location
- Bright and airy reception room
- Four double bedrooms
- Patio
- Workshop/store
- Private off road parking
- Separate sitting room with log burner
- Two bathrooms
- Upper terrace area
- Beautiful enclosed private south facing garden



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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