

Pebble Cottage, 1 Bakers Hill, Aveton Gifford, Kingsbridge, TQ7 4LA

SITUATION

Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the Domesday Book. The village is located in the South Hams district of Devon. The parish has a population of approximately 850. The village has a pub, a community village shop/post office, a primary school, a pre-school and a selection of parish organisations. The coast, and beaches are just few miles away at Bigbury on Sea. A short drive away are the much larger towns of Kingsbridge and Modbury, both of which enjoy an excellent range of facilities, shops and schools.

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/N4o2RbcylL2ivbcLTTJkQB/view> Alternatively, you can contact our team for this information.

Verified Material Information

Council tax: Band B

EPC rating: E

The building

Mid-terrace house, stone construction

3 bedrooms

Accessibility adaptations: None

Loft: insulated and unboarded, accessed by Via a removable panel from a flight of stairs leading to bedroom one.

Outside areas: Small rear courtyard.

No spray foam insulation

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Electricity central heating, installed 14th Apr 2011

Heating features: Double glazing and open fire

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 ok, Vodafone good, Three poor, EE great

Newton Ferrers
Newton Hill,
Newton Ferrers PL8 1AA
01752 872417

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
Mayfair Office, 41-43 Maddox
Street, London W1S 2PD
020 7467 5330

South Brent
6 Fore Street,
South Brent TQ10 9BQ
01364 646170




Lettings
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 393330 | 01548 857414

Modbury
3 Church Street, Modbury,
Ivybridge PL21 0QW
01548 830831

Totnes
59 Fore Street,
Totnes TQ9 5NJ
01803 869920

Yealmpton
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044

Salcombe
2 Island Square, Island Street,
Salcombe TQ8 8DP
01548 843593

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Parking: None
Not in a controlled parking zone
No disabled parking available

Risks and restrictions

Not a listed building
Not in a conservation area
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

VIEWING

Strictly by appointment with Luscombe Maye, Modbury 01548 830831

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. Please contact 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.