



Luscombe Maye

Since 1873

Church Hill Close, Blackawton

Guide Price £535,000

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DESCRIPTION Luscombe Maye are delighted to bring to market 1 Church Hill Close, an immaculately presented four bedroom detached property with open plan kitchen/diner, large living room, double garage and south facing garden with views of the Church and local landscape. This property is light and airy throughout and would make a very comfortable home for a large family in the thriving village of Blackawton. Entering the property, the living room is complimented by a central wood burner, built-in floor to ceiling bookshelves and doors opening onto south facing garden. The kitchen area benefits from underfloor heating and integrated appliances including an electric hob, mid-level double electric oven, under counter fridge, space for a dishwasher and washing machine. The dining area is situated just from the kitchen and has space for a large table and chairs set. There is also a downstairs cloakroom and external door leading to the rear garden and double garage. Ascending the stairs, the dual aspect master bedroom benefits from countryside views and an ensuite fitted with WC, hand basin and bath with shower above. The second bedroom is generous in size and complimented by ample eaves storage. There are two further bedrooms that are light and airy and serviced by the family bathroom with WC hand basin and bath with electric shower above. Approaching the property, the driveway has parking for several vehicles and a double garage with up and over door. There is also a side gate into the garden. The garden is a tranquil, idyllic space with a level lawn bordered by a colourful array of mature shrubs and trees with a patio area overlooking Blackawton Church and the countryside beyond. To the rear of the property a path leads to the back door and garage. The oil tank is situated here too.

SERVICES Oil fired central heating. Mains water, main drainage and electricity.

PARKING There is driveway parking available as well as a double garage.

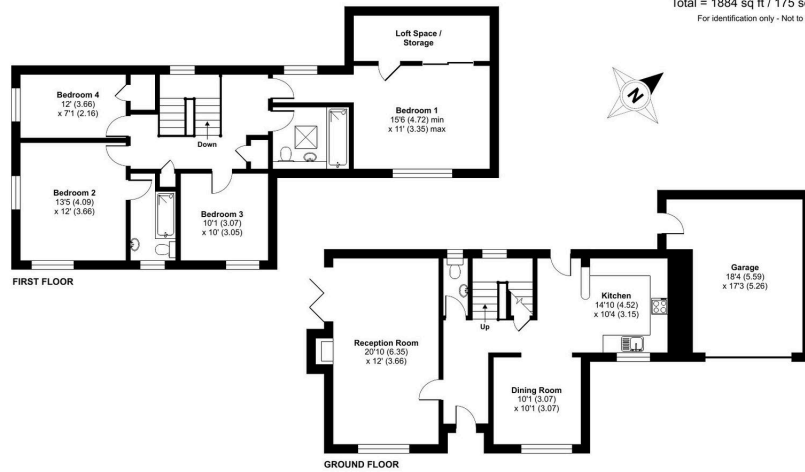
LOCAL AUTHORITY South Hams District Council. Follaton House, Plymouth Road, Totnes TQ9 5NE Council Tax Band F

DIRECTIONS What3Words - shells.puddings.playfully



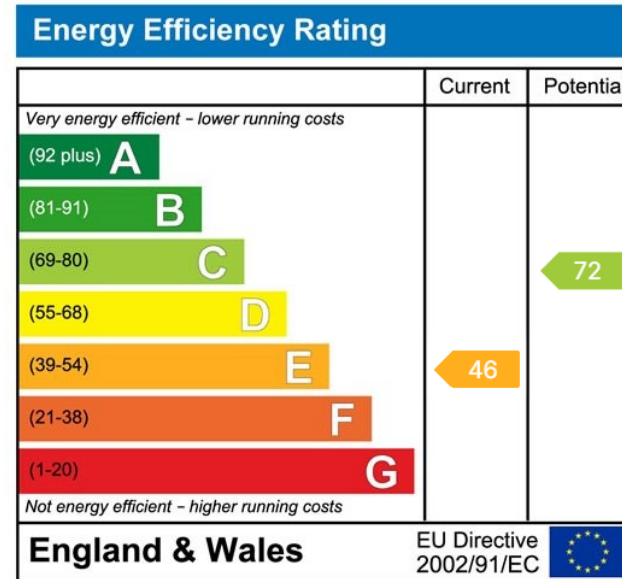
Church Hill Close, Church Hill, Blackawton, Totnes, TQ9

Approximate Area = 1651 sq ft / 153.4 sq m
 Garage = 233 sq ft / 21.6 sq m
 Total = 1884 sq ft / 175 sq m
 For identification only - Not to scale



Certified Property Measure
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2024. Produced for Luscombe Maye. REF: 1165525
 Luscombe Maye

- Four Bedroom Detached Property
- Beautiful Views Of The Devon Landscape
- Open Plan Kitchen/Dining Room
- Large Living Room with Wood Burning Stove
- Double Garage & Driveway
- Parking For Several Vehicles
- South Facing Garden
- Highly Sought After Village Location



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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