



Luscombe Maye

Since 1873

Packs Close, Harbertonford

Guide Price £245,000

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DESCRIPTION

Luscombe Maye are delighted to bring to market this well-presented two bedroom home, offering a bright and practical living accommodation with the availability of a garage and parking. The ground floor features a welcoming entrance hall leading into a well-appointed kitchen, fitted with wall and base units, with generous work surface space and availability for appliances. Adjacent to this is the spacious living/dining room, flooded with lots of natural light from the glass sliding doors, creating an indoor-outdoor living environment. This space is bright and airy making it the perfect space for relaxing and entertaining. Ascending to the first floor, this property offers two generously sized double bedrooms. The master bedroom is comfortably positioned with a large bay window allowing natural light to fill the room, while enjoying far reaching countryside views. The second bedroom is a generous size which provides a versatile space as another bedroom, guest room or home office. A large family bathroom completes the first floor, fitted with a bath with shower above, hand basin and WC. Externally, the property enjoys a charming enclosed rear garden arranged over tiers. Immediately from the living room there is a decked seating terrace, perfect for alfresco dining or relaxation. Steps rise to a higher level with a combination of lawn and established shrubs, creating a pleasant and private outlook. This garden offers a practical yet attractive outdoor space, with the convenience of a side access entrance. This property also enjoys the benefit of a separate garage with electricity, providing additional storage and convenience.

FURTHER INFORMATION

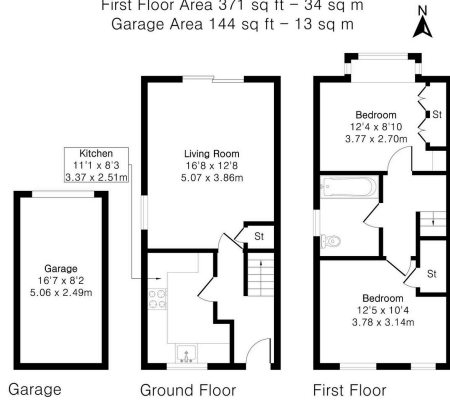
To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/KcTwaoy5k2mMhA7wNXXwJY/view>). Alternatively, you can contact our team for this information.

DIRECTIONS What3Words - bolsters.smashes.marsh



**Approximate Gross Internal Area 727 sq ft - 67 sq m
(Excluding Garage)**

Ground Floor Area 356 sq ft - 33 sq m
First Floor Area 371 sq ft - 34 sq m
Garage Area 144 sq ft - 13 sq m



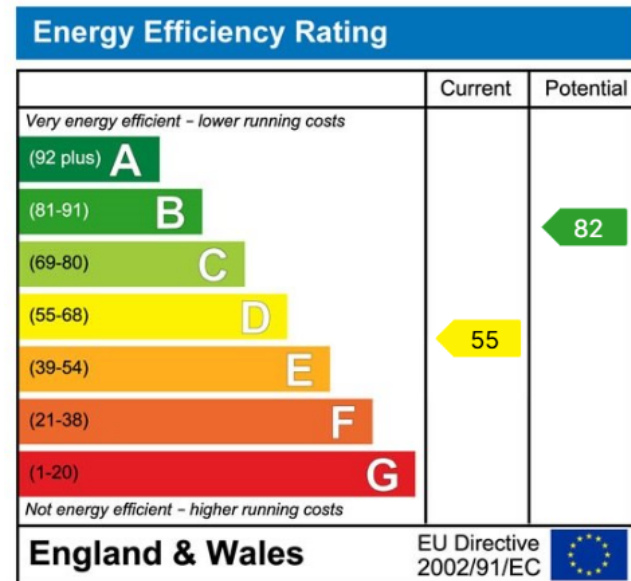
- No Forward Chain
- Two Double Bedrooms
- Garage with Electricity
- Countryside Views
- Walking Distance to Local Amenities
- End of Terrace Home
- Enclosed Rear Garden
- Desirable Village Location



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.



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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