



Luscombe Maye

Since 1873

# Fore Street, Aveton Gifford

Guide Price £225,000

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## DESCRIPTION

Situated in the centre of the sought-after village of Aveton Gifford, 2 Endsleigh Place is a deceptively spacious two-bedroom property enjoying an elevated position and lovely views to the rear over the park to the countryside beyond.

Naturally light throughout and with generous accommodation, the property comprises a large sitting room with log burner, characterful kitchen, two spacious double bedrooms and a modern wet room/shower room.

2 Endsleigh Place has a lovely private garden located a short walk from the house with a large tree and ample space to grow vegetables and enjoy the quiet surroundings. There is handy public access to the rear leading down to the waterside and Fishermans Rest or up to the village hall and shop. The property also benefits from parking within the garage.

## 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 and excellent range of facilities, shops and schools.

## FURTHER INFORMATION

### Verified Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information



2 Endsleigh Place, Aveton Gifford, TQ7 4LR

Approximate Gross Internal Floor Area = 68.7 sq m / 740 sq ft

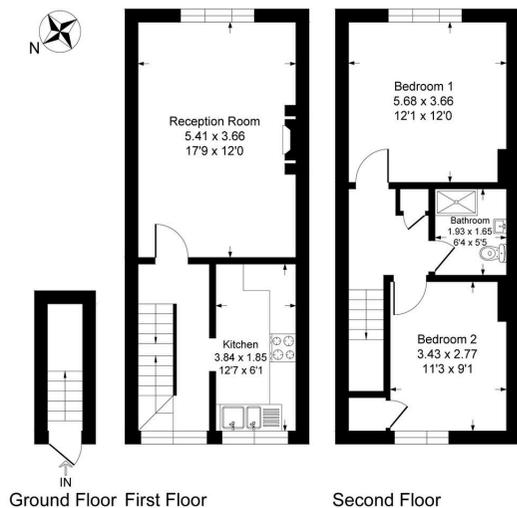
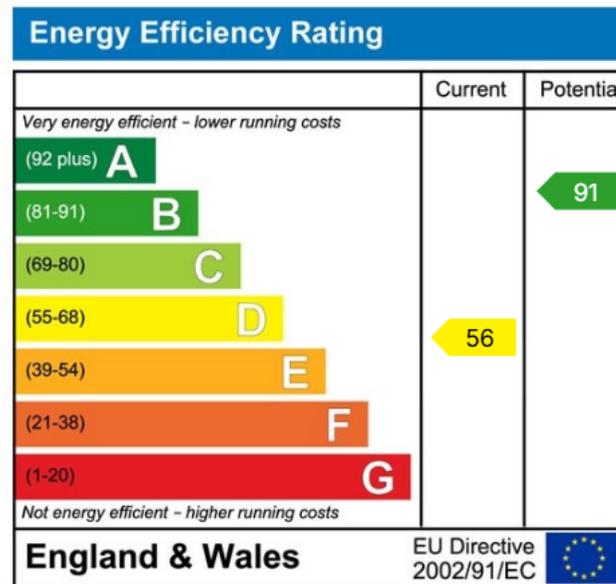


Illustration for identification purposes only, measurements are approximate, not to scale.

- Sought after village location
- Easy access to the River Avon
- Short drive to nearby towns of Kingsbridge and Modbury
- Walking distance to amenities
- Naturally light and bright
- Countryside views
- Two double bedrooms



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