



Luscombe Maye

Since 1873

Crocadon Meadows, Hallwell, Totnes

Guide Price £315,000

3 1 1



DESCRIPTION

Luscombe Maye are delighted to bring to market this wonderful three-bedroom terraced home offering a wonderful combination of space, convenience and comfort. Situated within a popular and well-regarded small development, the property is offered with no onward chain, making it an excellent opportunity for buyers looking to move swiftly.

The accommodation is well laid out, featuring a spacious open-plan living and dining area that provides an ideal space for both relaxing and entertaining. There is also a separate kitchen and a convenient ground floor guest WC.

Upstairs, the property offers two generous double bedrooms with built in storage, along with a third smaller bedroom that would suit use as a nursery, study or home office, alongside a well-appointed family bathroom.

Externally, the home continues to impress with a good-sized, south-facing garden, perfect for enjoying outdoor living. The garden is thoughtfully arranged with a variety of mature shrubs and flower borders, creating an attractive and peaceful setting. To the front, the property benefits from two off-street parking spaces, adding further practicality to this appealing home.

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/GH9MVg4yHMLJfJUnWpobcf/view>) . Alternatively, you can contact our team for this information.

DIRECTIONS

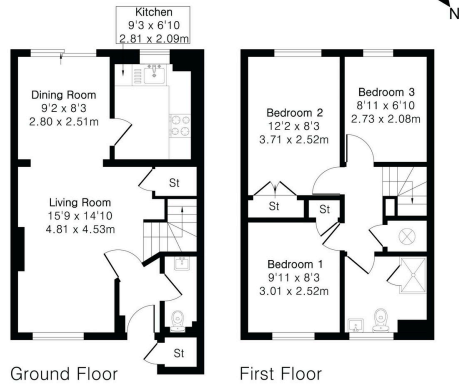
What3Words - feel.eagles.shuttered



Approximate Gross Internal Area 803 sq ft - 75 sq m

Ground Floor Area 406 sq ft – 38 sq m

First Floor Area 397 sq ft – 37 sq m

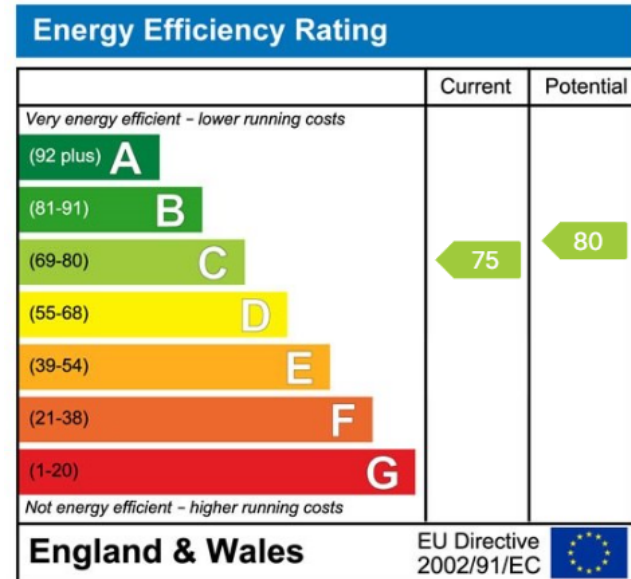


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for estate guidance only and should not be relied on as a basis of valuation.



Use the QR code for further “Material Information” about this home

- No Forward Chain
- Three Bedrooms
- Downstairs WC
- Well Connected to Kingsbridge, Dartmouth & Totnes
- Situated On Local Bus Route
- Two Parking Spaces
- Investment Opportunity
- Low Maintenance
- Well Maintained Throughout



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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