



**12 French Furze Road**  
Blackawton  
Price £127,500

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ESTATE AGENTS

**\*30% SHARED OWNERSHIP\*** Located in the charming village of Blackawton, this detached, three-bedroom home offers countryside views, a garage and private driveway suitable for several vehicles. The property benefits from its location a short drive from the local amenities and the River Dart.

**\*\*\*WATCH THE FULLY NARRATED VIDEO TOUR\*\*\***





# 12 French Furze Road, Blackawton, TQ9 7FN

## ENTRANCE HALL

Staircase to first floor, radiator, wall mounted digital thermostat, doors to;

## LOUNGE

Double glazed window to rear aspect, radiators.

## KITCHEN/DINER

Double glazed window to front and double glazed French doors to rear aspect leading out to the rear garden. A range of modern base and wall mounted kitchen cupboards, worksurface, inset stainless steel 4 ring gas hob, built-in stainless steel oven under, extractor fan above, inset single drainer stainless steel sink with mixer tap, space and plumbing for a washing machine, space and plumbing for dishwasher, space for a fridge/freezer, cupboard housing wall mounted 'ideal logic combi ESP1 35' gas central heating boiler, radiators, door to under stairs storage cupboard, door to lounge.

## SEPARATE WC

Double glazed frosted window to front, radiator, pedestal wash hand basin, close coupled WC, wall mounted fuse box.

## FIRST FLOOR LANDING

Loft access hatch, double glazed window to rear, radiator, doors to;

## BEDROOM ONE

Double glazed window to front, radiator, door to ensuite shower room.

## ENSUITE SHOWER ROOM

Double glazed frosted window to front, radiator, shower enclosure, pedestal wash hand basin, close coupled WC, part tiled walls, extractor fan.

## BEDROOM TWO

Double glazed window to front, radiator, recessed storage cupboard.

## BEDROOM THREE

Double glazed window to rear, radiator.

## BATHROOM

Double glazed frosted window to rear, suite suite comprising a panelled bath with bath shower mixer tap and shower attachment over, pedestal wash hand basin, close coupled WC, radiator, part tiled walls, extractor fan.

## REAR GARDEN

Patio, lawned area, rear access door to garage.

## GARAGE

Single garage with up and over door, power and light.

## DETAILS

100% available for purchase.

## RENT AND SERVICE CHARGE

Rent, service charge and buildings insurance based on the 30% shared ownership is approx £767 PCM

## LOCAL AUTHORITY

South Hams District Council

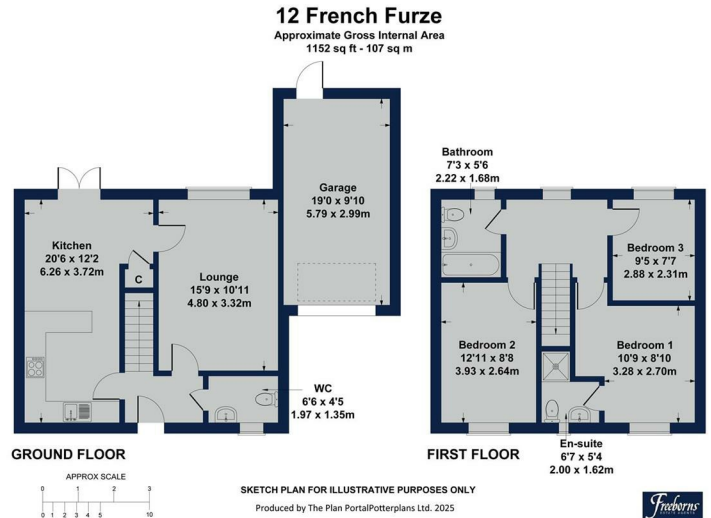
## COUNCIL TAX BAND

Amount payable approx

## EPC:

## CONSUMER PROTECTION FROM UNFAIR TRADING

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regards to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property.



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