



Luscombe Maye

Since 1873

23 Barnfield, East Allington

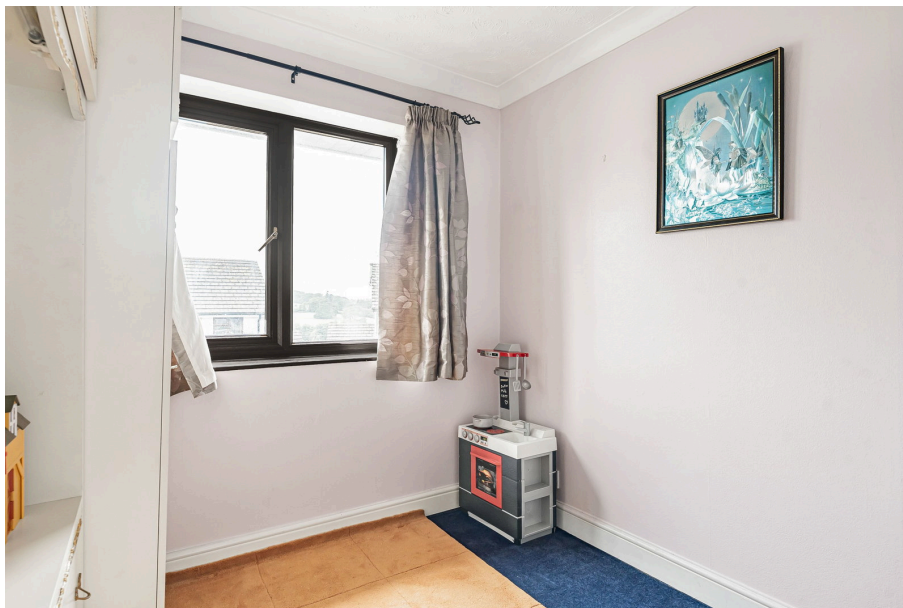
Guide Price £425,000

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- Detached Home
- Integral Garage
- Enclosed Garden
- Corner Plot
- Four Bedrooms
- Modernisation Potential
- Countryside Views
- Driveway Parking



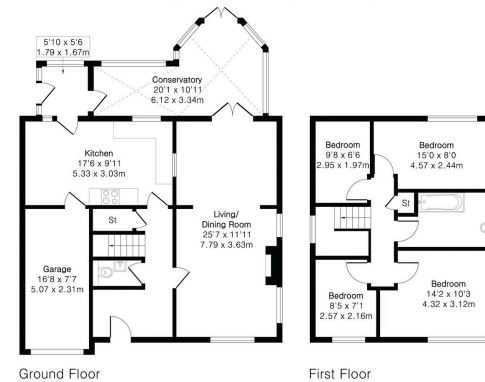


Approximate Gross Internal Area 1409 sq ft - 131 sq m
(Excluding Garage)

Ground Floor Area 851 sq ft - 79 sq m

First Floor Area 558 sq ft - 52 sq m

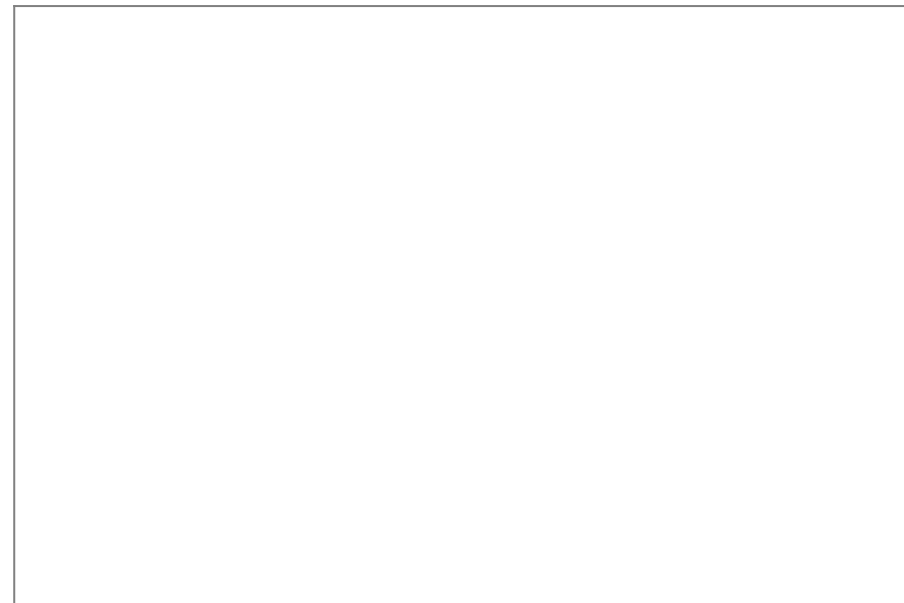
Garage Area 126 sq ft - 12 sq m



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 seen is for initial guidance only and should not be relied on as a basis of valuation.



Spacious four-bedroom detached home occupying a generous corner plot at the end of a quiet cul-de-sac, offering driveway parking, an integral garage, conservatory and enclosed gardens, with excellent potential to create a superb family 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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