



Luscombe Maye

Since 1873

28 Icy Park, Aveton Gifford, Kingsbridge, TQ7 4LQ

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DESCRIPTION

28 Icy Park is a bright and well-presented home, situated in a peaceful position within this sought-after village and enjoying attractive views towards the surrounding countryside. The property offers flexible accommodation, manageable gardens and a welcoming feel throughout.

The accommodation comprises a good sized entrance porch with space for coats and shoes, leading into an inner hallway giving access to a bathroom fitted with a walk in shower, wash hand basin and WC. The sitting room is bright and inviting, featuring a built-in airing cupboard housing the water tank and double aspect windows to the front and rear elevations. The former second bedroom has been opened up to create a larger living space, which could be reinstated as a bedroom if required. The kitchen includes a range of fitted units, work surfaces, sink and appliance space, with room for dining. Stairs lead down to the principal bedroom on the ground floor, which benefits from garden views and is complemented by an adjoining utility room with plumbing for a washing machine, space for tumble dryer and a WC and basin, offering excellent flexibility. There is also access to the rear lawned gardens from this level. Outside, the property enjoys an enclosed front patio with storage shed and a well maintained rear garden with raised beds, established planting and further storage, along with gated access to Icy Park.

SITUATION

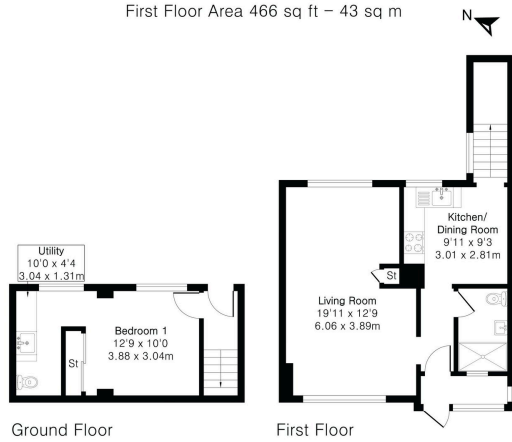
Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the Domesday 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.



Approximate Gross Internal Area 677 sq ft - 63 sq m

Ground Floor Area 211 sq ft - 20 sq m

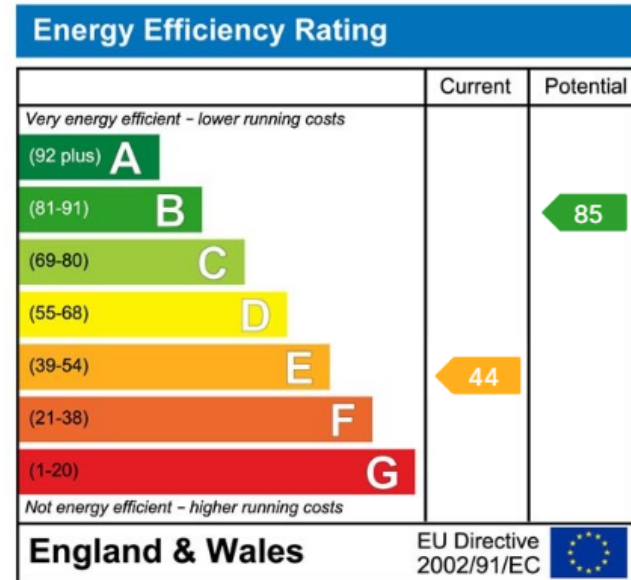
First Floor Area 466 sq ft - 43 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List 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.



- Bright and well-presented home
- Enclosed front patio and attractive rear garden
- Walking distance to local amenities including village shop, school and pub
- Short drive to nearby beaches and towns
- Village setting with countryside views
- Versatile living accommodation
- Naturally light and bright throughout
- Section 157 Local Occupancy Restriction



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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