



Luscombe Maye

Since 1873

# Stoke Road, NOSS MAYO, South Devon

£365,000

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**ACCOMMODATION** Recently redecorated throughout with high quality finishes. Contemporary three double bedroom barn conversion, with two bathrooms. Well appointed large kitchen and dining room. Large open plan living room occupying the top floor of this wonderful property.

**OUTSIDE** The whole complex lies within large, landscaped gardens including generous lawns, a tennis court, barbecue area and ample car parking. Owners also have a lock-up storage facility and residents can use the discreet, fenced area for clothes drying and bin storage. A communal games room and laundry is also part of the freehold.

**SPECIAL NOTE** The property is a holiday home with a proven letting income. Letting figures available upon request to seriously interested parties. Website [www.fescuecottage.co.uk](http://www.fescuecottage.co.uk)

**WHAT3WORDS** ///instructs. daring.insects

**FURTHER INFORMATION** As part of our transparency policy, we request our sellers fill out a Property Information Questionnaire. This information can be provided to you. However, we recommend that you verify any information given during the conveyance process.

Council Tax: Band C

Tenure: Leasehold 999 years from 1986. The whole complex at Rowden Court is run on a Limited Company Basis of which any buyer would become a Freehold shareholder. Management charge: Currently approximately £3,700 per annum paid in two instalments.

Standard construction. Grade II Listed Electric: mains; Water: mains; Heating: electric. Sewerage: private. Broadband: ADSL; Mobile signal: <https://checker.ofcom.org.uk/> Parking: communal

Local Authority: South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234

Viewing: Strictly by appointment with Luscombe Maye 01752 872417



Fescue Cottage, 13 Rowden Court, Noss Mayo, Plymouth, Devon, PL8 1JG

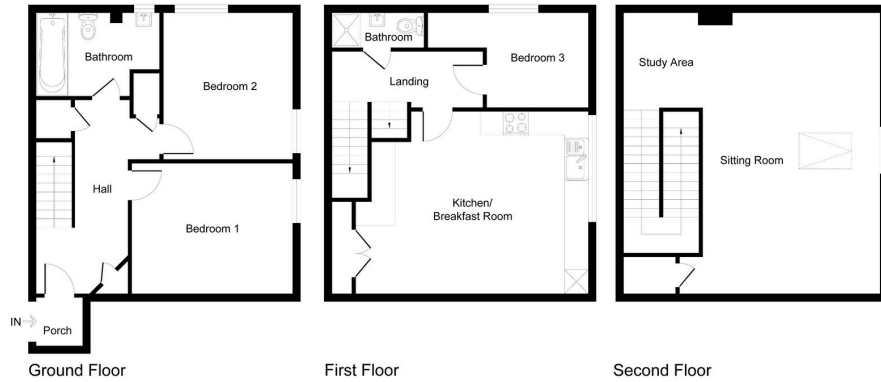


Illustration for identification purposes only, measurements are approximate, not to scale.

- Stylish Grade 11 Listed Barn Conversion
- Grand Living Room
- Council Tax Band D
- Tennis Court
- Ideal Holiday Let
- Recently Refurbished Kitchen/Dining Room
- 3 Bedrooms, 2 Bathrooms
- Communal Gardens and Grounds
- Close to the Devon Coastal Path
- No Chain



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	28	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.