



STAGS

18 Glebe Land, Aveton Gifford, Kingsbridge,
Devon, TQ7 4LX

A well-presented family-sized home, ideally located on
the fringes of a favoured South Hams village.

Kingsbridge 4 miles Plymouth 15 miles

• Kitchen/dining room • Sitting room • 4 bedrooms • Store • Garden •
Parking •

Guide price £355,000

01548 853131 | kingsbridge@stags.co.uk

SITUATION

Aveton Gifford is a delightful and historic village on the banks of the River Avon and in the heart of the South Hams. The village is probably best known for its superb location with accessibility to Plymouth and surrounding beaches. Aveton Gifford has a great community with its own pre and primary schools, medieval church, post office and shop, public house and restaurant. A beautiful tidal road along the banks of the River Avon links to the neighbouring village of Bigbury whilst the nearest sandy beaches are at Bigbury on Sea and Bantham, less than ten minutes' drive away (A379) and the A38 Expressway (to Plymouth and Exeter) is only 15 minutes away. It is almost 4 miles equidistant Kingsbridge and Modbury, each of which have their own varied range of shops, services and facilities.

DESCRIPTION

The property is finished with attractive

smooth-rendered elevations beneath a pitched slate roof. It is fully double glazed and gas (LPG) centrally heated. It is conveniently located on a favoured cul-de-sac with a foot path connecting to the village centre, making it an ideal property for the young family.

It is available with immediate vacant possession and the accommodation comprises:

Part-glazed double glazed door to:-

GROUND FLOOR

ENTRANCE HALL with wood laminate flooring and carpeted staircase to first floor. Cloakroom with two-piece suite.

The SITTING ROOM with window to front. Fireplace feature with fitted woodburner and black stone hearth. Under-stairs cupboard. Fitted carpet.

KITCHEN/BREAKFAST ROOM: Well-fitted



with an extensive range of contemporary units and appliances and with patio doors to the rear garden and an extensive decked area. Connecting door to STORE with up and over door, power and light connected and LPG boiler (central heating and hot water).

FIRST FLOOR

LANDING: Access to roof space. Airing cupboard with hot water cylinder and shelving. Fitted carpet, which extends to all bedrooms.

The MASTER BEDROOM is a dual aspect room with two fitted built-in wardrobes whilst the EN-SUITE SHOWER ROOM has a three-piece suite in white.

The THREE FAMILY BEDROOMS are all doubles with the rear facing rooms enjoying views over the garden and village beyond.

The FAMILY BATHROOM has a three-piece suite in white.

OUTSIDE

To the front of the property is a small lawned garden and pedestrian gate providing access to the rear.

A driveway provides vehicular hard-standing space and access to the STORE.

Immediately to the rear of the house is an extensive DECK and beyond this is a good-sized mainly lawned garden.

SERVICES

Mains electricity, water and drainage. Gas (LPG) heating.

DIRECTIONS

From Kingsbridge, take the A379 towards Aveton Gifford and on reaching Timbers Roundabout, continue up the hill towards Plymouth. Take the first turning right at the top of the by-pass and follow this road down over the hill. At the bottom of the hill, turn right signed Icy Park and Glebe Land will be found on the left.



Approximate Gross Internal Area = 107.4 sq m / 1156 sq ft
(Excluding Store)

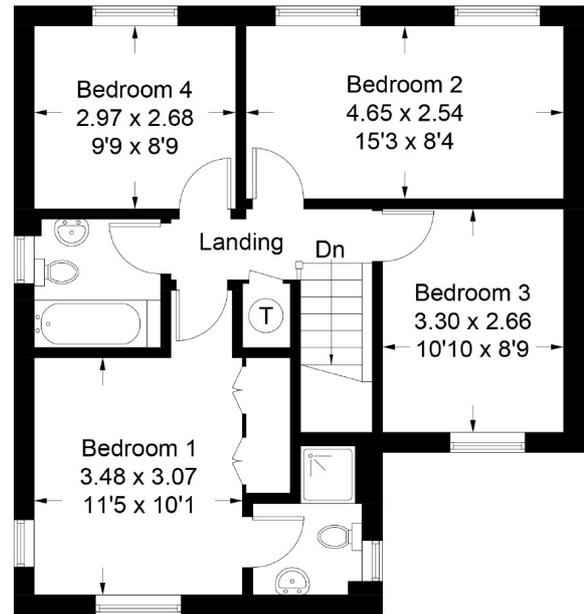
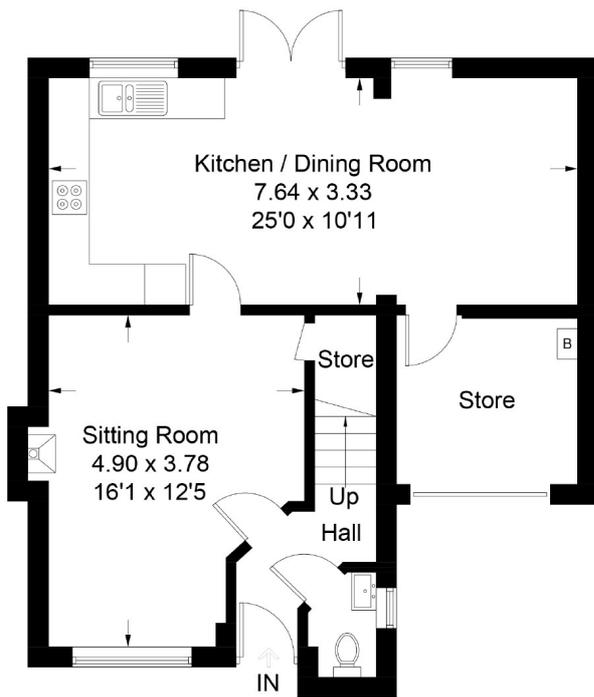


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1 The Promenade, Kingsbridge, Devon, TQ7 1JD
01548 853131
kingsbridge@stags.co.uk



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