



Luscombe Maye
Since 1873

Icy Park, Aveton Gifford, Kingsbridge, TQ7

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DESCRIPTION - Offering generous proportions, a naturally light interior, and delightful front and rear gardens, this three-bedroom semi-detached house is nestled in a highly desirable village location and offered with no onward chain. The property is ideally situated for easy access to local amenities, scenic countryside walks and access to the nearby towns of Kingsbridge and Modbury. The ground floor comprises entrance hall with storage leading through to the living/ dining room, with large dual-aspect windows inviting natural light and offering pleasant countryside views to the rear. The kitchen is well-proportioned with views over the garden, and includes a range of base and wall units, space for breakfast table, an under-counter washing machine and a pantry. A side door leads to useful outside storage and space for further appliances. Upstairs, three double bedrooms offer comfortable accommodation, complemented by a family bathroom. Each room benefits from the property's bright aspect and views of the surrounding area. Outside, the property boasts generous front and rear gardens, both mainly laid to lawn with a greenhouse to the rear. The back garden is believed to measure 25m x 10m, with a very generous patio area. There is access to a playground at the bottom of the garden, as well as a path leading to the village centre. With its desirable location, spacious rooms and potential, this property presents an excellent opportunity to acquire a fantastic home in a vibrant village community.

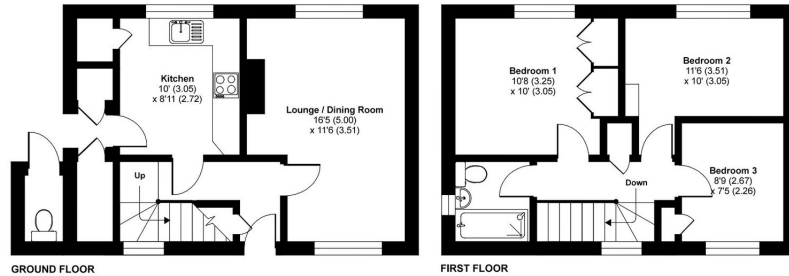
SITUATION - Aveton Gifford is a small rural village in the south of Devon. It lies at the head of the estuary of the River Avon or Aune. It receives its name from this river and also from the family of Giffard who held the manor. Walter Giffard came across with William the Conqueror and helped with the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





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Approximate Area = 747 sq ft / 69.4 sq m
Outbuilding(s) = 34 sq ft / 3.2 sq m
Total = 781 sq ft / 72.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Luscombe Maye. REF: 140944



- No onward chain
- Generous front and rear gardens
- Walking distance to local amenities including village shop, school and pub
- Naturally light and bright throughout
- Short drive to nearby beaches and towns
- Spacious semi-detached house
- Quiet and sought-after village location
- Nearby countryside walks
- Countryside views
- Section 157 Local Occupancy Restriction

