



Luscombe Maye
Since 1873

Kingsbridge

£475,000

3 2 1



On entering the property, you are welcomed into a generous entrance hall which is notably spacious and versatile, currently utilised by the owners as a home office. This area works exceptionally well as a practical reception space and provides access to a ground floor WC. The ground floor also benefits from a large integral garage fitted with a EV charging point and a dedicated utility area to the side offering space for a washing machine and additional appliances. Externally, the driveway provides particularly generous off-road parking, with the current owners comfortably accommodating up to five vehicles, including a work van.

Stairs rise to the first floor where the main living accommodation is located. This level is arranged as an open-plan kitchen, dining and living space, creating a bright and sociable environment ideal for both everyday living and entertaining. The kitchen is fitted with a contemporary range of units and integrated appliances including an oven and dishwasher. The living area enjoys pleasant views across the countryside, providing a relaxing outlook, while double doors open directly onto the rear garden, enhancing the connection between indoor and outdoor living. The garden is also easily accessed from the side of the property and features a patio area suitable for seating and dining.

The second floor offers three well-proportioned bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining two bedrooms, positioned to the front of the property, are served by a modern family bathroom. Both of these bedrooms enjoy a view out onto the green, adding to the light and airy feel throughout the upper floor.

Overall, this is a well-designed and well-presented home offering flexible accommodation, modern finishes and a practical layout, complemented by outdoor space and attractive views.



Approximate Gross Internal Area 1632 sq ft - 153 sq m
(Including Garage)

Ground Floor Area 544 sq ft - 51 sq m

First Floor Area 544 sq ft - 51 sq m

Second Floor Area 544 sq ft - 51 sq m



PINK PLAN

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

Luscombe Maye

- Three Well-proportioned Bedrooms
- Open-plan Living
- Ground Floor WC
- Bright & Airy Accommodation Throughout
- Countryside Views
- En-suite to Principal Bedroom
- Private Rear Garden with Patio
- Side Access



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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