



Luscombe Maye
Since 1873

French Furze Road , Blackawton

Guide Price £440,000

3 2 1



DESCRIPTION

Luscombe Maye are delighted to present this beautifully appointed three-bedroom bungalow, situated on the edge of the popular village of Blackawton. A spacious entrance hall with built-in storage welcomes you into this light-filled home. The heart of the property is the impressive open-plan kitchen, dining and living area, featuring floor-to-ceiling windows, integrated appliances and French doors opening onto the garden, creating a seamless connection between indoor and outdoor living.

The accommodation includes a generous principal bedroom with fitted storage and an en-suite shower room, alongside two further well-proportioned bedrooms offering flexibility for family, guests or home working. A contemporary family bathroom and additional storage cupboards complete the interior.

Outside, the property benefits from a beautifully maintained, level garden bordered by stone walling and mature hedging, with surrounding fields providing attractive countryside views. Further advantages

SERVICES

Mains Electricity, Mains Water and Mains Drainage

PARKING

Single garage with power and light and driveway parking

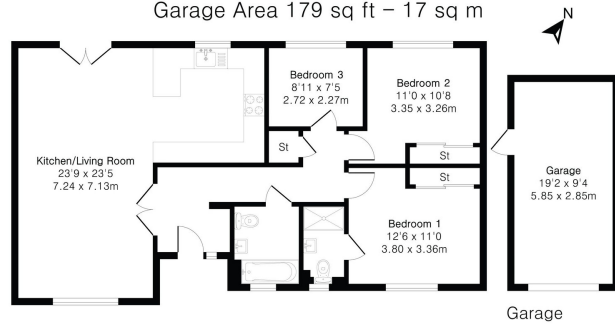
DIRECTIONS

What3Words - [dummy.most.requests](#)



**Approximate Gross Internal Area 1156 sq ft - 107 sq m
(Including Garage)**

Garage Area 179 sq ft - 17 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 Bedrooms
- Large Garden
- Driveway
- Filled With Natural Light
- Wheel-Chair Accessible
- Detached Bungalow
- Detached Garage
- Open-Plan Layout
- Master With Ensuite Bathroom
- Situated in a Cul-de-sac



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	73	
(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	

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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