



Luscombe Maye  
Since 1873

# Perches Close, NEWTON FERRERS, South Devon

Guide Price £799,950

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Discover this expansive four-bedroom detached property in the desirable village of Newton Ferrers, offering significant living space and a delightful south-facing garden. Built in the 1980s, this residence provides a wonderful opportunity to create a bespoke family home in a sought-after South Devon location.

The property boasts four versatile reception rooms and a study, providing ample space for both relaxation and entertaining. The generous floor area of 3254 sq ft ensures comfortable living, with well-proportioned rooms that are filled with natural light. The layout offers flexibility for various uses, from a dedicated home office to a formal dining room or a vibrant family play area.

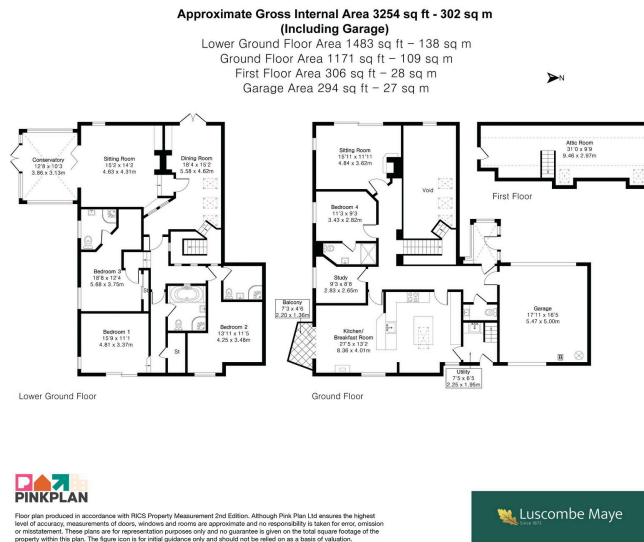
Complementing the living spaces are four bathrooms, ensuring convenience and privacy for all residents and guests. The bedrooms are spacious and offer peaceful retreats.

Outside, the property benefits from a superb south-facing garden, perfect for outdoor activities, relaxation, and al-fresco dining throughout the sunnier months. Parking is plentiful with a double garage and a private driveway, providing ample space for vehicles.

This property, with its substantial footprint and prime location, offers an exceptional opportunity to acquire a spacious home in a highly desirable South Devon village. With oil heating, mains electric and water supply, and both ADSL and cable broadband options, the home is ready for its next chapter.

**VERIFIED MATERIAL INFORMATION** To ensure legal compliance, we require our sellers to provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information (<https://moverly.com/sale/9mrb3BynmydVUBWCW5Dxr7/view>).





- Contemporary high quality detached home
- Conservatory and Study/Bedroom 5
- 3 Further Double Bedrooms, all en-suite
- South Facing
- Decking, Paved Patios & Gardens
- Three Living Rooms with fireplaces
- Master Bedroom with en-suite bathroom
- Well Appointed Kitchen, Utility & Cloakroom
- Double Garage with Ample Parking
- No Onward Chain

