



Luscombe Maye
Since 1873

Fore Street, HOLBETON, South Devon

Guide Price £325,000

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Nestled in the heart of Fore Street, this charming two-bedroom home offers a delightful blend of comfortable living and village convenience. Built between 2002, this well-maintained property spans 932 sq ft, providing ample space for modern lifestyles.

Upon entering, you are greeted by a welcoming reception room, perfect for relaxing or entertaining. The layout flows seamlessly, offering a bright and inviting atmosphere throughout. The property benefits from electric heating, ensuring a cosy environment, and is connected to mains electricity and water supplies for ease of living.

The home features two well-proportioned bedrooms, providing comfortable private spaces. Complementing these are a family bathroom and a downstairs cloakroom, adding convenience and flexibility for residents. Outside, a private garden offers a tranquil retreat, ideal for outdoor enjoyment, while the dedicated driveway parking adds a practical touch to this attractive home.

Situated in the desirable village of Holbeton, residents will appreciate the local amenities and the community feel. This property presents an excellent opportunity to acquire a lovely home in a sought-after South Devon location.

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/RjUXi5RDefrpzeYYTYrqxX/view>). Alternatively, you can contact our team for this information.



**Approximate Gross Internal Area 773 sq ft - 72 sq m
(Excluding Outbuilding)**

Ground Floor Area 399 sq ft - 37 sq m

First Floor Area 374 sq ft - 35 sq m

Outbuilding Area 159 sq ft - 15 sq m

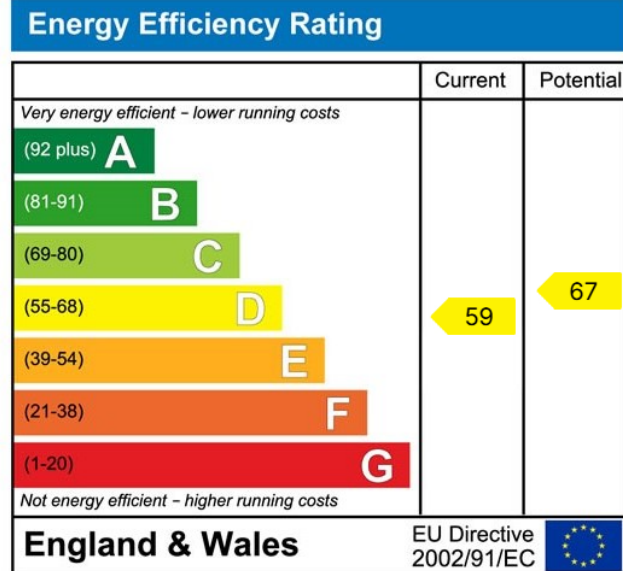


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



Use the QR code for further "Material Information" about this home

- Off road parking 1-2 vehicles
- Living room with log burner
- Kitchen and cloakroom
- Two double bedrooms
- Beautiful and surprising garden with private terrace
- Generous workshop and greenhouse
- Central village location
- Beautiful outlook
- Solar panels
- Link detached property



Yealmpton:
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