



11 Glebe Land



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Aveton Gifford, Kingsbridge, Devon TQ7 4LX

Kingsbridge 5 Miles; Modbury 3 Miles, Plymouth 14 Miles,
Bigbury-On-Sea 3 Miles;

An immaculate 3 bedroom 2 bathroom property located in a popular village at the head of the River Avon with a pretty south-facing garden, off-road parking and garage.

- Immaculate Property
- 3 Bedrooms
- Pretty Established Garden
- Garage & Parking
- Popular Village Location
- No Onward Chain

Asking Price £295,000

SITUATION

Aveton Gifford is nestled in a peaceful valley and benefits from a well-respected Primary School, Inn and community shop. More extensive shopping and leisure facilities can be found in the market town of Kingsbridge which lies approximately 5 miles to the south. The property is also located within easy reach of several of the outstanding South Hams beaches, including the surfing beaches of Bigbury on Sea and Bantham. Bigbury Golf Course is about 3 miles away whilst the A38 with its dual carriageway connection to Plymouth & Exeter is only some 6 miles away. Families will note that it is within the catchment area for Kingsbridge Community College, rated outstanding by Ofsted whilst for the sailing enthusiast, the beautiful Salcombe Estuary offers wonderful opportunities for exploring many of the area's sheltered coves and deep-water anchorages.



DESCRIPTION & ACCOMMODATION

11 Glebe Land is a charming property that offers good sized accommodation with an excellent flow of natural light throughout. Downstairs an entrance hallway with WC is separated by a further door into a spacious living room with an attractive limestone feature fireplace. The kitchen/dining room is fitted out with a good range of cabinets and integral appliances including a 4-ring gas stove, BOSCH oven and separate microwave, fridge & freezer. Additional full-height under-stairs storage. Upstairs a generous hallway opens into the 3 bedrooms with Bedroom 1 positioned at the front of the property with a useful en-suite shower room & WC. Bedrooms 2 & 3 enjoy lovely views out over the garden and countryside beyond. The family bathroom is fitted with a white bathroom suite, an airing cupboard is located on the landing.

OUTSIDE

There is a delightful private garden off the kitchen / dining room with a patio and a small lawned area, cream painted rendered walls and established planted borders, outside tap. A side gate gives access to a private path round to the front of the property. Conveniently a door leads into the back of the properties garage with a pitched roof providing further storage, fitted with power and parking directly in front.

SERVICES

Mains electricity, water and drainage. Gas fired central heating.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE. Tel: 01803 861234.

VIEWINGS

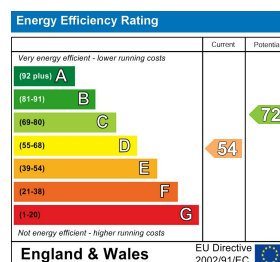
Strictly by appointment only with our Stags Kingsbridge Office
Tel: 01548 853131.

DIRECTIONS

The property is located at the top of the village near the church, turn left on the corner towards the top of the hill as signposted Glebe Land.



These particulars are a guide only and should not be relied upon for any purpose.

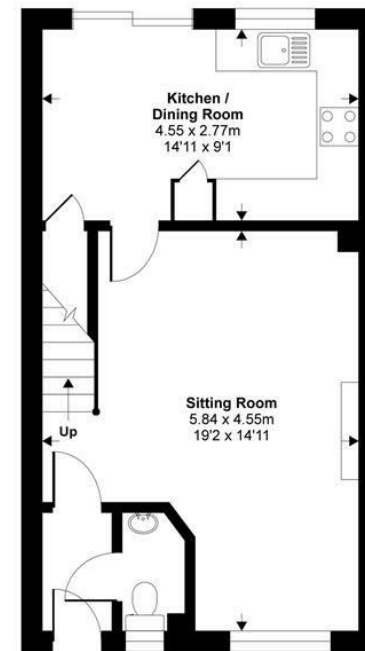
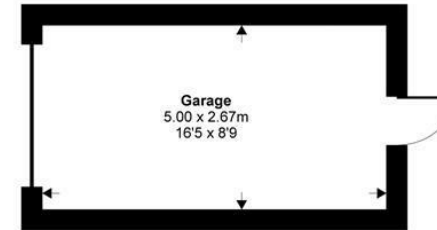


1 The Promenade, Kingsbridge,
TQ7 1JD

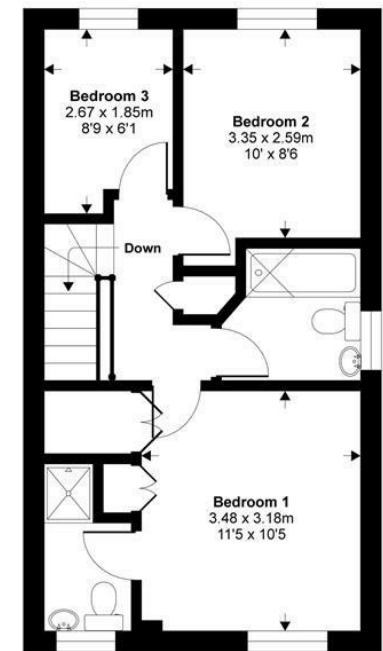
kingsbridge@stags.co.uk

01548 853131

Approximate Area = 874 sq ft / 81.2 sq m
Garage = 145 sq ft / 13.5 sq m
Total = 1019 sq ft / 94.7 sq m
For identification only - Not to scale



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2021. Produced for Stags. REF: 736384



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