



## 1 Beaumont Cottages

Fore Street, Aveton Gifford, Devon, TQ7 4JX

SOUTH HAMS'  
LEADING  
ESTATE AGENT

Marchand  Petit  
ESTATE AGENTS









## Guide Price: £295,000

This beautiful mid-terraced, 3-bedroom property is immaculately presented throughout and offers spacious accommodation. The front door opens into a small lobby area leading into a glorious sitting room with character features, including window seats and a bespoke fireplace and log burner. The kitchen/dining room offers plenty of space for family dining and entertaining, with a modern range of units incorporating granite work tops and integrated appliances. From here a door opens into a covered rear porch/boot room and substantial workshop/utility area. On the first floor there are three good sized bedrooms and a family bathroom. The rear garden is detached from the property and can be accessed by leaving the property through the boot room and walking along a shared passageway beside a neighbouring property. Steps then lead up to a private, mature garden which is mainly laid to shrubs and bushes and has glorious views towards the countryside.

Aveton Gifford lies on the western bank of the River Avon, deep in the South Hams in an Area of Outstanding Natural Beauty. The village is best known for its 15th Century bridge which was built to replace the ancient ford. There is a public house with a restaurant, church, nursery/primary school, village shop and it is on the bus route. The village also has a tennis club, cricket club, children's playground and a large green within walking distance. The Georgian town of Modbury with an interesting variety of shops is to the north and Kingsbridge which has a more comprehensive shopping centre is to the south. To the west lies the Avon River and Estuary which is renowned for its abundance of wild fowl. The River Avon is navigable downstream to Bantham and out to sea, tide permitting. The nearest sandy beaches are Bigbury on Sea, Bantham and Burgh Island, surrounded by outstanding scenery and cliff tops of the South Hams coastline, much of which is now owned by the National Trust.

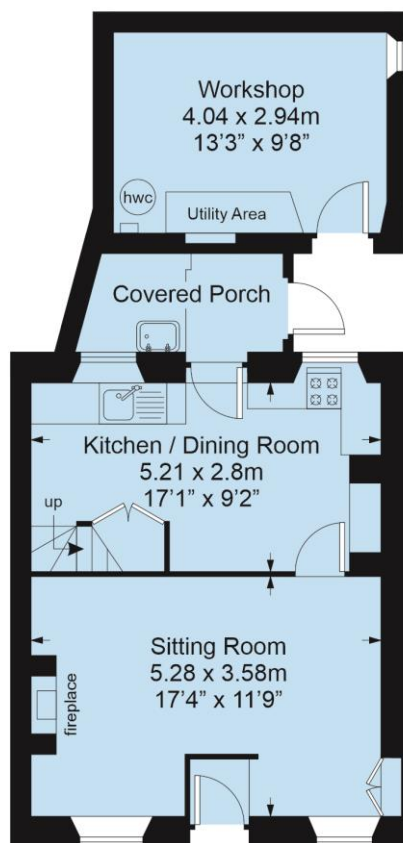
### KEY FEATURES

- Beautifully presented character cottage
- Central village location with shop & pub
- Near to the coast & sandy beaches
- 3 Bedrooms
- Beautifully presented throughout
- Boot room and a generous workshop store with utility
- Detached, private mature rear garden

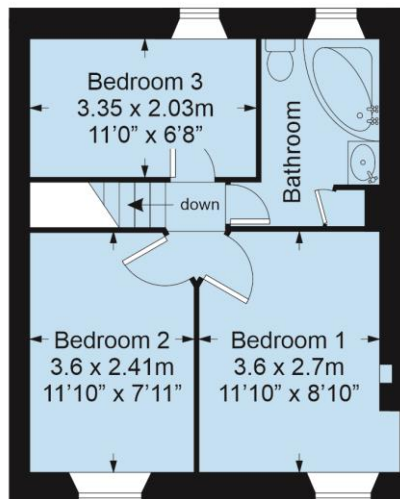
BEDS 3 | BATHS 1 | RECEPTS 1 | EPC E | COUNCIL TAX C | TENURE FREEHOLD

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NB. This Floor Plan is for illustrative purposes only,  
all dimensions are approximate.



Ground Floor



First Floor



Total area 72.7 Sq.m  
(783 Sq.ft) Approx.  
(Excluding Workshop)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## DIRECTIONS

From our Modbury office follow the A379 towards Kingsbridge turning left at the roundabout into the village of Aveton Gifford. Follow the road down into the centre and the property can be found on the left-hand side.

## SERVICES

Mains electricity, water & drainage. Electric boiler central heating.

## TENURE

Freehold

## VIEWINGS

Viewing by appointment only through the Marchand Petit Modbury Office.

## IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

**MONEY LAUNDERING REGULATIONS** - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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