

3 Taverners Cottages



Fore Street • Aveton Gifford





Near by view from the tidal road

Situated within the heart of Aveton Gifford village and just a short stroll of the estuary lies this charming property. Beautifully presented, the property offers good size accommodation. From the entrance hall, an open recess leads into the sitting room whilst in the other direction you proceed to the well-appointed cottage-style kitchen breakfast room with some built-in appliances. On the first floor, there are two double bedrooms together with a family bathroom. The property has no outdoor space, but this is compensated by the glorious walks immediately to hand including a number along the picturesque estuary. This charming property makes for a wonderful first-time purchase, buy to let opportunity, holiday home or otherwise.

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 probably 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, a children's playground, and a large green all within walking distance including the Avon River and Estuary which is renowned for its abundance of wildfowl and it is navigable downstream to Bantham and out to sea, tide permitting. The Georgian town of Modbury with a variety of shops lies to the north and Kingsbridge, which offers more comprehensive shopping facilities lies to the south. 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. Also nearby are the sailing centres based at Salcombe and Newton Ferrers, as well as 18 hole golf courses at Bigbury and Thurlestone. Dartmoor National Park is several miles to the north and provides a backdrop to the area which must surely rank as one of the most beautiful in the country.



Aveton Gifford tidal road



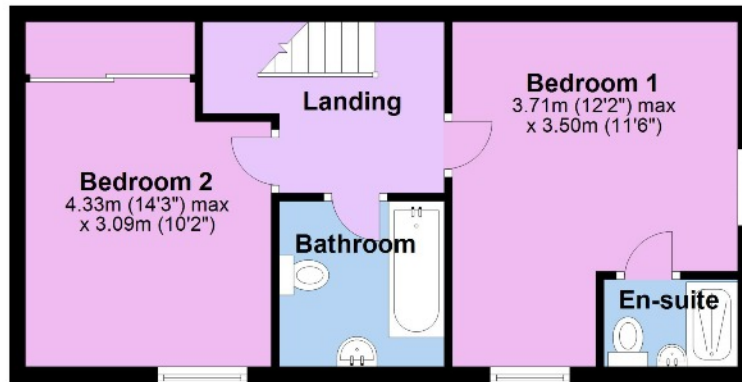
Ground Floor

Approx. 33.2 sq. metres (357.2 sq. feet)



First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Total area: approx. 69.5 sq. metres (747.9 sq. feet)

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Services: Mains electricity, water and drainage.

Tenure: Freehold.

Directions: Proceed into the village of Aveton Gifford. (Coming from Kingsbridge) Towards the end of Fore Street and just before the village store 3, Taverners Cottages will be found on the right hand side at the start of Bakers Hill.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

DISCLAIMER

1. These particulars are intended as a fair description of the properties and are prepared as a guideline. They do not constitute part of an offer or contract.
2. All measurements, areas and distances referred to are approximate. Orientations, descriptions and other statements are an opinion given in good faith and should not be relied upon as being a statement or representation of facts.
3. The agent has not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.
4. Any reference in these particulars to alterations or a particular use of part of the properties does not imply that a requirement of planning, building regulations or other consents have been obtained and prospective purchasers are advised to obtain verification from their solicitor or surveyor.
5. Any reference to tenure is made based on information supplied by the vendor and prospective purchasers are advised to obtain verification from their solicitor.
6. Prospective purchasers should check with the agents any aspect of the properties, which may be of particular importance and also availability before travelling any distance to view.