



**Moonrakers  
Aveton Gifford  
Kingsbridge  
Devon  
TQ7 4LD**

**Offers in Excess of £552,000**

**bettermove**

## Kingsbridge

Bettermove are proud to present this 4 bedroom end of terrace house in Aveton Gifford available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is D.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, dining room and bathroom on the ground floor. The first floor consists of 4 bedrooms including the master bedroom with ensuite bathroom and the family bathroom. The exterior boasts a private enclosed patio area with steps rising to the garden and off-street parking.

Located in the popular village of Aveton Gifford, the property is close to a range of amenities and Outstanding Natural Beauty, including village shops, restaurants and pubs. Excellent transport connections can be found from the A379 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

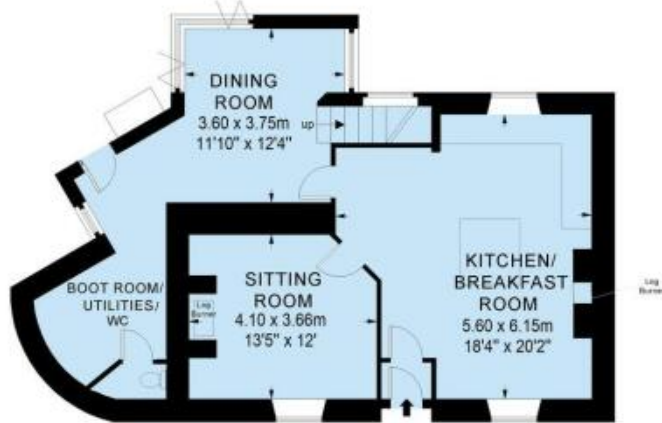
The exclusivity fee is returned to you upon successful completion of the property.



NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.




First Floor



Ground Floor

Total area 131.19 Sq.m (1412 Sq.ft) Approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



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