



3 Taverners Cottage • Aveton Gifford



Introducing 3 Tavernes Cottages, a charming residence nestled in the heart of Aveton Gifford. Upon entry, you are greeted by a spacious hallway leading to a sunlit living area with lofty ceilings, accentuated by expansive sash windows that flood the space with natural light. A focal point electric fireplace adds warmth and character, while ample storage enhances functionality.

The adjoining kitchen/dining room features wall and floor cupboards and ample work top space. It's equipped to accommodate white goods and boasts the added convenience of a built-in Bosch oven and electric hob.

Ascending upstairs, the allure continues with a master bedroom boasting soaring ceilings and an en-suite shower room. A second double bedroom offers a bright and spacious room, while a family bathroom featuring a freestanding bath completes the upper level. Melding cottage allure with contemporary comforts, this home is thoughtfully designed.



A charming two bedroom cottage in a quaint village location

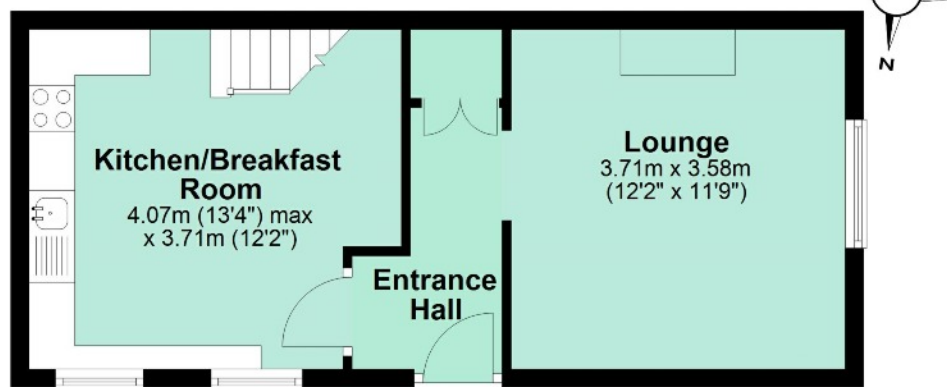
Convenience is paramount, with ample parking available in the village. Situated along Fore Street, residents enjoy easy access to the village hall, a charming children's play park, picturesque countryside walks, and the local pub. For water enthusiasts, the nearby Creek beckons with opportunities for aquatic adventures, including paddling to Bantham Beach or traversing the tidal road to reach the Oyster Shack, a renowned fish restaurant.

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. There is then 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.



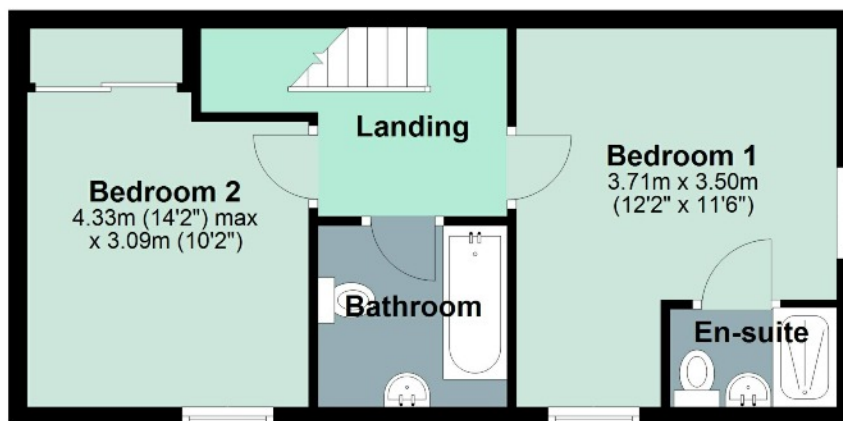
Ground Floor

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



First Floor

Approx. 36.3 sq. metres (390.9 sq. feet)



Total area: approx. 69.5 sq. metres (748.1 sq. feet)

Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Electric heating.

Directions: From our office, continue up to the top of Fore Street and turn left onto Plymouth Road. Follow A379 until you reach the roundabout in Aveton Gifford. Take the 3rd exit and continue up Fore Street. As you approach the end take a right turn into Bakers Hill. The property will be on your right.

Viewings: Very strictly by appointment only.

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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	
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