KERRIES ROAD

gth

SOUTH BRENT









Crossways, Kerries Road

South Brent, Devon, TQ10 9DA

Ivybridge 5.3 miles; Totnes 7.7 miles; Plymouth 16.6 miles

4 | 5 | 2 | 232 sq m

Originally built in the 1930's and having been substantially extended over the years, Crossways is a spacious detached property with a self-contained one bedroom annexe set within a large, level corner plot with expansive gardens in the heart of South Brent.

Freehold, Guide Price £595,000

DESCRIPTION

Upon entry into the property a spacious and welcoming hallway greets you and immediately demonstrates the size of this generous property alongside its character features, including attractive Parque flooring which runs throughout the ground floor. Moving through the hallway, the first room you will come to the right is the first of the bedrooms, being a nicely sized double bedroom with a bright dual aspect and a useful adjoining WC. Across the hallway is the main family bathroom which is currently arranged as a wet room, with walk-in shower, toilet and basin. Next is a formal dining room, again with gorgeous Parque flooring, this nicely proportioned room boasts a large window to the front and also provides a doorway into the adjoining annexe. At the rear of the property is the current master bedroom, a large room enjoying a bay window to the rear and has been fitted with a toilet and sink in the corner of the room. Back across the hallway the main living room can be found. This living room is a superb size and enjoys a dual aspect overlooking the side and rear gardens which are nicely framed by a large bay window to the rear. There is feature fireplace in the centre of the room and two large fitted storage cupboards. At the very rear is the kitchen which sits within a lean-to extension and comprises a range of base units with spaces provided for appliances including a

fridge/freezer, washing machine and tumble dryer. Just off of the kitchen is a uPVC conservatory which enjoys a sunny aspect and provides patio doors to the rear garden.

A staircase rises from the hallway to the first floor and underneath is a useful storage cupboard. On the first floor a central landing space provides access to two bedrooms, both of double proportions and the larger of the two rooms enjoys dormer windows to both the front and rear. Access to the eaves loft space is provided on this level for easy storage.

ANNEXE

Adjoining the property and created from the conversion of a former garage is a self-contained annexe which benefits from its own front access and door to the rear garden. Upon entry into the annexe an entrance lobby greets you and provides a space for storage of coats and shoes. To your left is a nicely sized double bedroom and a shower room. To your right is a modern kitchen/diner which enjoys attractive slate flooring and is fitted with modern wall and base units with integrated appliances including oven, microwave and electric hob. Space is also provided for an under-counter fridge. There is a useful larder cupboard and a breakfast bar also. A door from the kitchen leads into an inner hallway space/laundry room where useful storage cupboards have been fitted. A door from this space links the annexe with the main house, then an opening leads through to the living area of the annexe, which includes nicely sized sitting room and a conservatory. Finally, there is a useful WC.

OUTSIDE

Approaching Crossways from the road, a large tarmac driveway provides off-road parking for a large number of vehicles and has been designed with a central island that you can drive in, around and exit again. Gardens then wrap around to the side and rear of the property which are nicely level, predominately laid to lawn and have been planted with an array of mature plants, bushes, trees and flowering shrubs. The rear garden enjoys a sunny south-westerly facing orientation and there are a number of useful outbuildings within the garden, including two garden sheds, greenhouse, store room and a large timber structure which the current owners have previously used as an aviary. The sheer size of this plot within the heart of South Brent lends itself to a number of opportunities, subject to obtaining the necessary planning permissions.







SERVICES & OUTGOINGS

We understand that mains electric, gas, water and drainage are connected to the property. Gas fired central heating.

Council Tax: South Hams District Council - **Band D**

SITUATION

South Brent is a thriving village located on the foothills of Dartmoor National Park within the valley of the River Avon, conveniently situated close to both open countryside and transport links with the A38 dual carriageway being moments away. The village has a vibrant community and unlike many villages, still provides a range of local amenities including a variety of shops, local pubs and other facilities. There is a well regarded secondary school in nearby Ivybridge, alongside a further array of local amenities and transport linsk - including a railway station. South Brent boasts its own very popular primary school which currently has good Ofsted report. The village enjoys quick access to the nearby city of Plymouth as well as Exeter, making it perfect for commuters. Being at the northern edge of the glorious South Hams, the area enjoys easy access to the stunning South Devon coastline, as well as numerous walks and outdoor activities.

DIRECTIONS

What3words:///**agency.protected.member**

ADDITIONAL INFORMATION

Broadband: FTTP—Ultrafast broadband is available—highest available download speed 1800 Mbps, highest available upload speed 220 Mbps. (Ofcom).

Mobile Coverage: Available via EE, O2, THREE and VODAFONE. For an indication of specific speeds and supply or coverage in the area we recommend contacting your own provider.

Flooding: The property is in an area at a VERY LOW RISK from River/ Sea and Surface Water flooding (defined as the chance of flooding each year as less than 0.1%).





VIEWING

Strictly by appointment with the agents

Greenslade Taylor Hunt.

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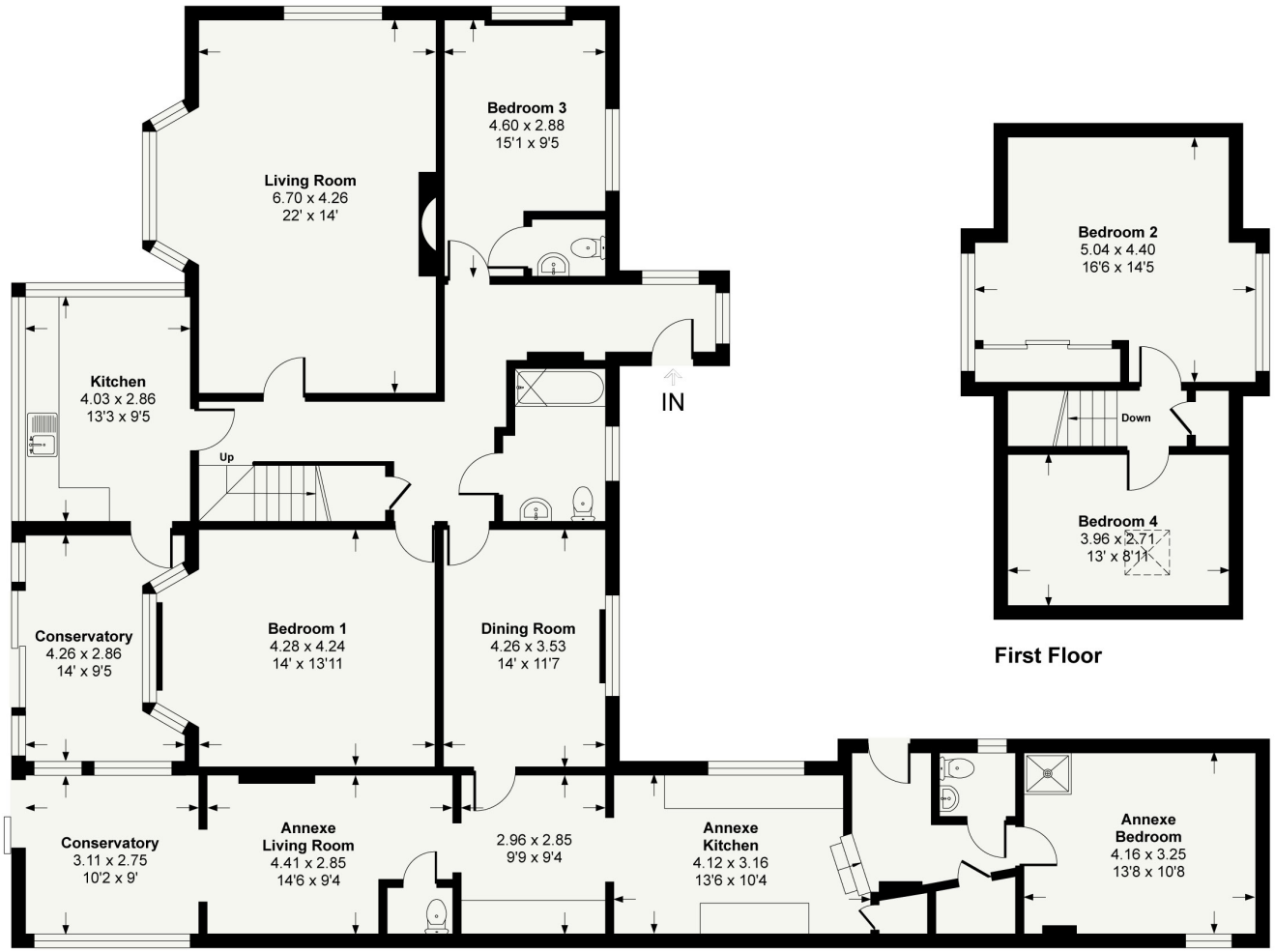
GREENSLADE TAYLOR HUNT

www.gth.net

Crossways South Brent, TQ10

Approximate Gross Internal Area = 231.7 sq m / 2495 sq ft



Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Produced by Devon Property Photography

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IMPORTANT NOTICE

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you please contact the office prior to viewing the property.









