

## Charming home in convenient location



Built in 2003, Brook View in the village of South Brent is a charming detached house, which has been customised by the current owners creating a lovely family home ready for someone to move straight into.

The property sits on a corner plot within the New Orchard development, and has a good size level south facing garden on two sides. Within the garden is a gazebo and a garden store, both with power and sky television fitted. In addition is a single garage with plenty of storage in the eaves, as well as room for a workspace at the end.

The accommodation comprises a fully fitted solid Oak kitchen, a utility room with space for washing machine and tumble dryer, a dual sitting room with gas fire, and double doors opening to

the garden. Also on the ground floor is a wc. Upstairs there are three double bedrooms, the master with an en-suite shower room, and with lovely views across the close towards Brent Hill and the surrounding countryside.

The property is fully double-glazed, has gas fired central heating, and the remainder of the NHBC guarantee.

The moorland village of South Brent stands under the southern foothills of Dartmoor National Park, and on the northern edge of the lovely South Hams fifteen miles from the centre of Plymouth.

The village is one with a strong community with churches, a primary school, shops, and a post office. There are well-regarded community colleges at Totnes and Ivybridge, each with a

wide range of facilities for the wider community. The ancient market town of Totnes is within about eight miles and some of the finest beaches on the south coast are within easy reach.

Situated just off the A38 Expressway, the village is well placed for quick access to Plymouth, Torbay and Exeter for which there are regular bus services.



***Kitchen/Breakfast Room***



***Rear Garden***



***Sitting Room***



***Rear Elevation***

Brook View is on the market with a guide price of £265,000 and further details and pictures can be seen at [www.luscombemaye.com](http://www.luscombemaye.com) or obtained from :-



Tel: 01364 646170

E-mail: [southbrent@luscombemaye.com](mailto:southbrent@luscombemaye.com)