



- 🏠 A character home situated in this sought after South Hams village
- 🏠 Accommodation arranged over three floors
- 🏠 Lounge
- 🏠 Kitchen/dining room
- 🏠 Three bedrooms
- 🏠 Bathroom
- 🏠 Store room
- 🏠 Large offset garden with summer house
- 🏠 EPC rating: E



A small porch to the side of the property opens into the lounge where there are double glazed windows to the rear and side of the property, wood burning stove set into original fireplace with Oak mantle, storage cupboard and shelving in chimney recess and doors opening to the kitchen and the stairs to the first floor. The kitchen, also a dual aspect room with double glazed windows to the front and side of the property, base level units with inset double ceramic sink with mixer tap, built under oven and electric halogen hob. There is space for under counter fridge, space for dining table and chairs and under stairs storage cupboard.

On the first floor landing are doors to two bedrooms, the family bathroom and stairs rising to the second floor. Bedroom two is a spacious double dual aspect room with double glazed windows to the side and rear of the property overlooking the gardens and the surrounding countryside. Bedroom three is a single room with double glazed window to the front of the property. The bathroom is fitted with suite comprising panelled bath with shower over, low level WC and wash hand basin. There is a double glazed window to the side of the property.

On the second floor is the master bedroom, a spacious double room in the loft with double glazed window to the side of the property.



Outside of the property the good size garden is offset from the house. There is a summer house with power and solar panels, a lawned area, a number of fruit trees including Apple and Cherry and a greenhouse.

To the side of the property there is also a store.

3 Holly Villas is freehold and connected to mains water, drainage and electricity with air source heat pump for heating.

Council Tax band: C - South Hams District Council.

For more information, or to make an appointment to view, please contact the office on 01803 866336

*Our View "A great opportunity to acquire a family home in this sought after South Hams village."*

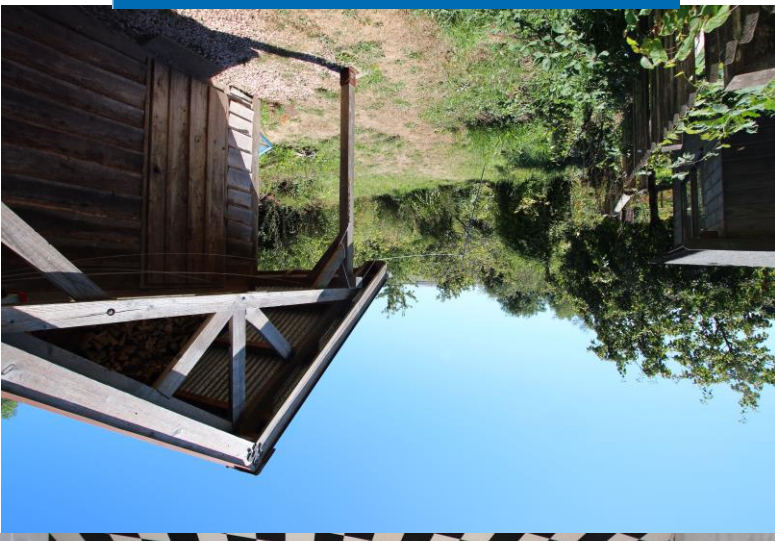




**Notice** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property. References to the Tenure of the property are based on information supplied by the Sellers so Buyers should obtain verification from their Solicitor.



England, Scotland & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92-100)
A	(81-91)
B	(69-80)
C	(55-68)
D	(39-54)
E	(21-38)
F	(1-20)
G	(1-20)
Not energy efficient - higher running costs	
Current	41
Potential	72



Total Area: 81.7 m<sup>2</sup> ... 880 ft<sup>2</sup> (excluding store, sun home)  
 3 Holly Villas, Ashprington  
 All measurements are approximate and for display purposes only



**3 Holly Villas, Ashprington, Totnes, Devon, TQ9 7UU**  
 Ref: DWO02266  
**01803 866336**  
 Guide Price **£485,000**  
 woodshomes.co.uk