



4 Archers Court
Newton Ferrers, Devon, PL8 1BD

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  **Petit**
ESTATE AGENTS





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A high specification modern 5-bedroom detached house in a level and most attractive garden, in an end of cul-de-sac location near the edge of Newton Ferrers.

4 Archers Court is a very well equipped family house of generous proportions, and excellently presented. The adaptable arrangement provides a welcoming galleried reception hall, two receptions, fitted kitchen/breakfast room, utility and cloakroom on the ground floor. On the first floor this is a total of 5 bedrooms, 2 with en suite facilities and a family bathroom, all spanning off a large landing. Views from the first floor extend over the village to the partly wooded hillsides beyond.

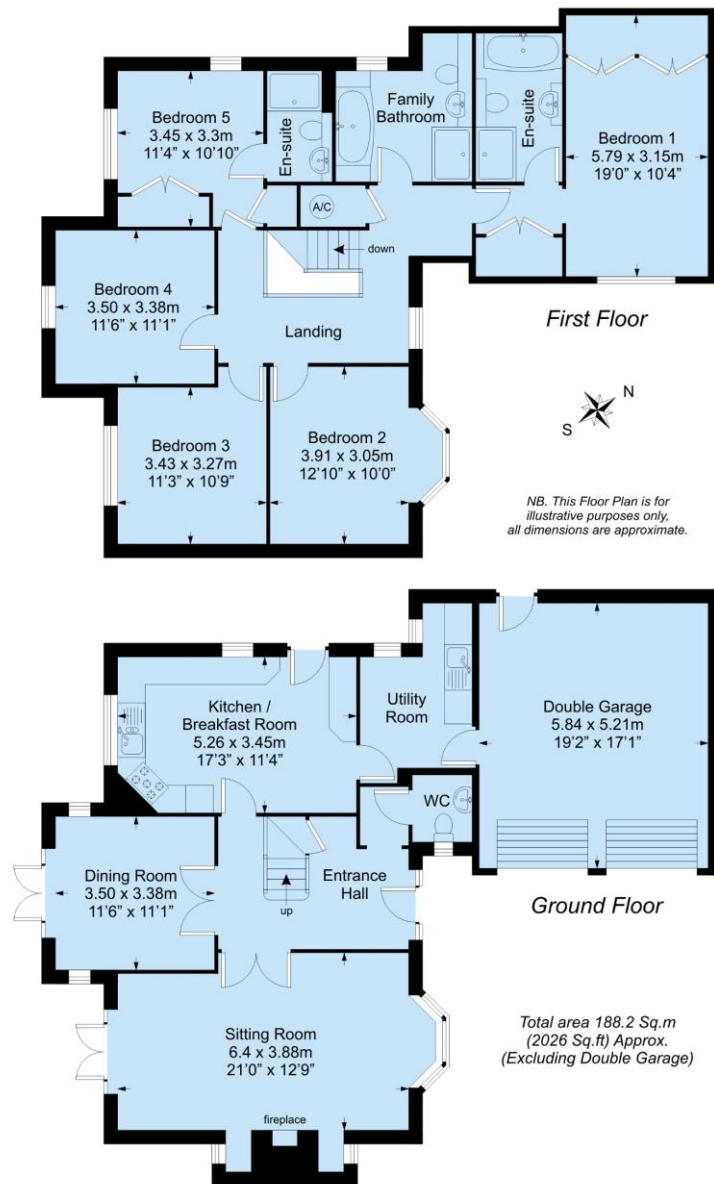
Secluded and remarkably private in its location the house is within half a mile easy walking distance of the many amenities in the centre of Newton Ferrers, which include a church, supermarket, post office, pub, café, butcher's shop, pharmacy, active yacht club and primary school. There are many spectacular countryside, woodland and clifftop walks from the property, including along the South West Coast Path and the National Trust owned coastline. Newton Ferrers lies in the South Hams Area of Outstanding Natural Beauty.

KEY FEATURES

- Exceptionally private location at end of small cul de sac.
- Easy walk, half mile, walk to many village amenities.
- 5 bedroom accommodation of 2026 sq ft (188.2 sq m).
- Ideal for entertaining.
- Galleried reception hall with double doors to both 21ft sitting room and dining room.
- Fitted kitchen/breakfast room with large utility room off.
- 19 ft well fitted master bedroom with full en suite.
- Low maintenance.
- Excellent presentation.
- South-facing views.
- Level and enthusiastically created well-cared for, garden.
- Double integral garage and additional parking for 4.

BEDS 5 | BATHS 3 | RECEPTS 2 | EPC B | COUNCIL TAX Band G | TENURE Freehold

Marchand Petit, The Green Parsonage Road, Newton Ferrers, Devon, PL8 1AT Tel: 01752 873311
newtonferrers@marchandpetit.co.uk www.marchandpetit.co.uk



DIRECTIONS

DIRECTIONS From the A379 in Yealmpton, take the B3186 to Newton Ferrers. On reaching the village, pass the water tower on the right, and then Meadow Close on the right, and Archers Court will then be found with 50 yards on the left. Proceed into the cul-de-sac. The property will be found in the private section of the road bearing around to the right. THE PROPERTY CANNOT BE SEEN FROM THE PUBLIC HIGHWAY.

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

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