







A lovely two bedroom ground floor apartment situated in the Grade II Listed Stable Courtyard within the grounds of the beautiful Grade I Listed Flete House.

- **Elegant ground floor apartment**
- **Private and exclusive location**
- **Light & spacious sitting room**
- **Fully fitted kitchen**
- **Grand shared spaces**
- **Beautiful gardens and grounds**
- **Pets permitted**
- **24 hour staff presence**
- **Exclusively for the over 55's**

5 The Stables

Flete House, Ermington, South Devon,

This spacious two bedroom apartment offers super accommodation and is beautifully presented throughout.

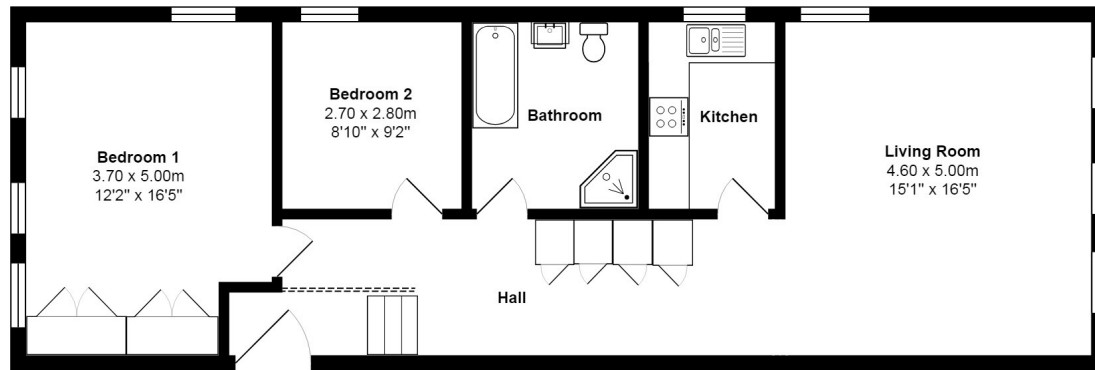
A substantial wooden front door gives access to the entrance vestibule with a few steps up to the welcoming hallway with its excellent built-in storage including book shelves and an integrated storage unit with high gloss finish, soft touch opening and integral fridge freezer. From the hallway a door leads into the fully fitted kitchen which boasts integrated appliances to include an electric oven, induction hob, dishwasher, fridge and washing machine. The spacious double aspect living room boasts high ceilings and granite mullion windows giving a feeling of space and light. Off the hallway is a large modern bathroom with a bath and a separate shower cubicle. There are two good sized bedrooms, the master, with its vaulted ceiling has a double aspect with views towards Dartmoor and fitted wardrobe cupboards. Being on the ground floor, pets are permitted in this apartment.

Please see our dedicated Flete House brochure for more information on the facilities and lifestyle opportunities available at this unique and historic property.



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5 The Stables, Flete House, Ermington
Total Area: 80.2 m² ... 864 ft²



SERVICES

The apartments are served by central heating, mains water and electricity, the cost of which is included within the service charge.

COUNCIL TAX

The property is in Council Tax Band D

TENURE

Leasehold with a 99 year lease from 2004.

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 830831

DIRECTIONS

From Luscombe Maye's office in Modbury, take the A379 towards Plymouth, for about two miles; just after crossing the Erme at Sequers Bridge, the entrance to Flete House will be seen on the left hand side. Turn in between the fine stone gateposts and follow the road through the park and up hill, through another grand stone entrance and turn right to park in the visitors parking area.

