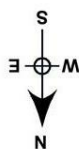
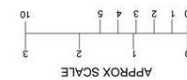


Produced by The Plan PortalPoterplians Ltd. 2023
SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY



Amberley, Stokenham, Kingsbridge, TQ7 2SZ
Approximate Gross Internal Area
2282 sq ft - 212 sq m



Amberley Stokenham, Kingsbridge, TQ7 2SZ

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £685,000

**** WATCH THE GUIDED VIDEO TOUR NOW****

A beautifully positioned detached bungalow, situated in the desirable village of Stokenham, is approximately 1 mile from the sea with wonderful country views.

This property sits on a quiet private lane and cul de sac along with only 2 other detached properties and has the considerable benefit of a garage and car port with room enough for multiple vehicles, a picturesque conservatory and three good sized double bedrooms, which overlook the gardens and the neighbouring countryside.

The garden comes with a green house and brick shed and has a fantastic array of plants and trees, including a rose hedge and a rare Tulip tree, all of which has been meticulously laid out for easy maintenance.

The downstairs rooms have architects plans for a simple conversion to a separate bedroom, shower room, kitchen and sitting area, providing huge scope to put your own stamp on the property, or can be left as offices and workshop.

2 x solar panels for hot water and a further 9 for electricity.

Oil fired central heating.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £685,000. This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

THE ACCOMMODATION COMPRISES:
(ALL MEASUREMENTS APPROX)

ENTRANCE PORCH
Double glazed window to front and side, tiled floor, double glazed door to :-

RECEPTION HALL
Solid wooden floor, double glazed windows to front, radiator, doors to :-

SEPARATE WC
Low level WC with built in sink, solid wooden floors.

SITTING ROOM
Double glazed patio doors to front aspect, radiator, fireplace with stone surround, stone tiled hearth and log burner, beams to ceiling, solid wooden flooring, opening to :-

DINING AREA
Double glazed leaded light window to side, double glazed French doors to sun room, radiator, solid wooden floors.

CONSERVATORY
Of uPVC double glazed construction with double glazed patio doors leading out onto the terrace, countryside views and elevated views of Stokenham, tiled floor.

KITCHEN
With a part vaulted ceiling and Velux windows, double glazed leaded light window to rear aspect, wooden stable door to rear garden, a range of base and wall mounted kitchen units, 'Britannia' stainless steel range cooker, stainless steel extractor chimney hood above, work surface, sink with swan neck mixer tap, space for fridge freezer, integrated 'Bosch' dishwasher, tiled floor, radiator, recessed ceiling downlighters.

INNER HALLWAY
Built in storage cupboard with hanging rail, walk-in airing cupboard with pressurised hot water tank and boiler, solid wood flooring, doors to :-

BEDROOM ONE
A bright and spacious dual aspect room with a double glazed leaded light bay window to front aspect, double glazed French doors to side, leading into the side garden, radiator, recessed ceiling downlighters.

BEDROOM TWO
Dual aspect room with double glazed leaded light window to rear and a double glazed window to side, radiator, wood flooring.

BATHROOM
Double glazed frosted leaded light window to rear aspect, freestanding roll top bath, designer glass sink unit, hidden cistern WC, chrome heated towel rail, tiled floor, recessed ceiling downlighters.

INNER HALLWAY
Solid wood flooring, doors to :-

BEDROOM THREE
Dual aspect room with double glazed leaded light window to rear, double glazed window to side, radiator, built in wardrobe, solid wood flooring, recessed ceiling downlighters.

SHOWER ROOM
Double glazed frosted leaded light window to rear, walk in shower, low level WC, vanity unit with inset sink, part tiled walls, chrome heated towel rail, recessed ceiling downlighters, tiled floor.

LOWER LOBBY
Radiator, door to garage area, wood flooring, radiator, door to :-

OFFICE
Double glazed window to rear, radiator, wood flooring.

LARGE GARAGE / CAR PORT
Double glazed patio doors to front, electric door. Workshop or office to side, with sliding glass door.

Potential for conversion to a granny annexe or flat.

OUTSIDE
Large terrace area to the front of the property with countryside views over Stokenham village and the church. Lawned area to side with landscaping and borders stocked with mature plants and shrubs. Brick built garden store, further paved terrace to the rear of the property, greenhouse, hot tub and more paved terrace with countryside views, steps down to car port and private driveway parking. Oil tank.

SERVICES
Electricity, water and drainage are connected.

2 x solar panels for hot water and a further 9 for electricity.

Oil fired central heating.

TENURE
Freehold.

COUNCIL TAX BAND F
Amount payable approximately £3266 per annum.

EPC RATING - C

CONSUMER PROTECTION FROM UNFAIR TRADING
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 guarantee can be given with regards to planning permissions or fitness for purpose. 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.

Auctioneers Additional Comments
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

