



**15 Scotts Close**  
Churchstow  
£475,000

*Freeborns*  
ESTATE AGENTS

A spacious and versatile 3 bedroom bungalow located in a slightly elevated position in the popular village of Churchstow. The property benefits from level gardens to the front and rear and driveway parking.



# 15 Scotts Close, Churchstow, TQ7 3RB

**THE ACCOMMODATION COMPRISES:**  
(ALL MEASUREMENTS APPROX)

## ENTRANCE PORCH

Double glazed windows to front and to side, door to:-

## ENTRANCE HALL

Exposed wooden floorboards, recessed storage cupboards, recessed cloak cupboard, cupboard housing central heating boiler, doors to:-

## SITTING ROOM

Double glazed window to front aspect overlooking to front garden, fireplace with slate hearth and a log burner, recessed ceiling downlighter, exposed wooden floorboards.

## KITCHEN/ DINING ROOM

Double glazed window to side, double glazed window and door to rear, range of modern base and wall mounted cupboards, solid wooden worksurface, inset 1 1/2 bowl single drainer stainless steel sink, space for freestanding cooker, stainless steel extractor chimney hood above, tiled splashback, space for a dishwasher, exposed wooden floorboards.

## BEDROOM ONE

Double glazed window to side aspect overlooking the rear garden, night storage heater, door to:-

## ENSUITE WC

Double glazed frosted window to side aspect, worksurface with inset sink and storage cupboard under, close coupled WC, part tiled walls, tiled floor.

## UTILITY ROOM

Double glazed window to rear aspect, night storage heater, plumbing for washing machine.

## BEDROOM TWO

Double glazed window to front, recessed wardrobe.

## BEDROOM THREE

Double glazed window to rear aspect, exposed wood floorboards.

## SHOWER ROOM

Double glazed frosted windows to rear aspect, double width shower enclosure, pedestal wash hand basin, close coupled WC, built in airing cupboard housing hot water tank, part tiled walls.

## REAR GARDEN

Patio area, planting boards, garden storage shed, side access through to front garden.

## FRONT GARDEN

Mainly lawned with planting border stocked with a variety of established plants and shrubs, private driveway leading to a single garage.

## EPC E

## COUNCIL TAX BAND - D

Amount payable approx £2372 per annum.

## TENURE

Freehold.

## 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.

## Scotts Close, Churchstow, Kingsbridge, TQ7

Approximate Area = 1171 sq ft / 108.7 sq m  
Garage = 154 sq ft / 14.3 sq m  
Total = 1325 sq ft / 123 sq m  
For identification only - Not to scale



GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2024. Produced for Freeborns Estate Agents. REF: 1126247 

1 Mayors Avenue, Dartmouth, Devon, TQ6 9NF

Tel: 01803 832 045

info@freebornsproperty.co.uk

www.freebornsproperty.co.uk

**Freeborns**  
ESTATE AGENTS

