



**10 Scotts Close**  
Churchstow  
£380,000

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ESTATE AGENTS

A newly modernised four bedroom, detached woolaway bungalow in the popular village of Churchstow benefitting from garage, driveway parking and garden. The property provides modern open plan living with high end facilities including a 'scavolini' kitchen, modern shower room, log burner and engineered wood flooring.





# 10 Scotts Close, Churchstow, TQ7 3RB

## THE ACCOMMODATION COMPRISES: (ALL MEASUREMENTS APPROX)

### ENTRANCE HALL

Dual aspect with double glazed windows to rear and to side aspects, engineered wood flooring, radiator, opening to;

### OPEN PLAN LIVING/KITCHEN/DINING

#### KITCHEN AREA

Double glazed window to front, double glazed door to side giving access to side porch. Italian 'scavolini' kitchen with a range of base and wall mounted units, work surface with inset stainless steel and designer chefs mixer tap, inset 'gorenje' induction hob, built in 'gorenje' stainless steel oven, built in 'gorenje' oven-grill, integrated 'gorenje' full height fridge, integrated 'gorenje' dishwasher, island unit with work surface and cupboards under, integrated 'gorenje' freezer. Engineered wood flooring recessed ceiling downlights.

#### LIVING AREA

Double glazed patio doors to rear aspect, two radiators, wood burner, engineered wood flooring, recessed ceiling downlights.

#### SHOWER ROOM

Double-glazed obscured glass window, modern designer suite comprising of a floating vanity unit with inset sink and designer mixer tap, hidden cistern WC, walk in shower with rainfall showerhead, chrome heated towel rail, tiled walls, tiled floor, extractor fan, recessed ceiling downlights.

#### SEPARATE WC

Double-glazed obscured glass window, close coupled WC, wash hand basin with designer mixer tap, tiled floor, extractor fan.

#### INNER HALLWAY

Radiator, wall mounted thermostat, loft access hatch, doors to;

#### BEDROOM ONE

Double glazed window to front aspect, radiator.

#### BEDROOM TWO

Double glazed window to rear aspect, radiator.

#### BEDROOM THREE

Double glazed window to rear aspect, radiator.

#### BEDROOM FOUR

Double glazed window to front aspect, radiator.

#### SIDE LOBBY/PORCH

Double glazed window to rear and to side aspect, double glazed door to front, tiled floor.

#### GARDEN

Lawned garden planted border containing established shrubs, patio area, greenhouse, concrete built storage shed, access to front on both sides.

#### FRONT GARDEN

Driveway parking, single detached garage.

#### GARAGE

Up and over door, power and light, inspection pit

#### EPC RATING: D

#### COUNCIL TAX BAND: D

## SERVICES:

Mains water, drainage and electricity are connected.

## 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 = 1108 sq ft / 102.9 sq m

Garage = 220 sq ft / 20.4 sq m

Total = 1328 sq ft / 123.3 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). © nichcom 2024. Produced for Freeborns Estate Agents. REF: 1191558



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