



6 Saunders Way

West Charleton
£349,950

Freeborns
ESTATE AGENTS

PUBLIC NOTICE - The vendor has been in receipt of an offer of £345,000 subject to contract for the above property. Anyone wishing to place a higher offer must do so before legal exchange of contracts

Nestled in the charming village of West Charleton, this detached three-bedroom bungalow has ample space for family living or hosting guests. It benefits from an additional lower ground floor annex providing versatile living options that could serve as a guest suite, home office etc.

The property is complemented by a private driveway, a workshop located in the garage and countryside views towards the estuary.



6 Saunders Way, West Charleton, TQ7 2BS

PORCH

Stripped wooden flooring, doors to;

ENTRANCE HALL

Radiator, loft access hatch, built-in cupboard housing hot water tank, stripped wooden floors, doors to;

DINING AREA

Double glazed window to rear, radiator, stripped wooden flooring, opening to;

SITTING ROOM

Double glazed window to front, radiator, stripped wooden flooring, views towards the estuary and countryside.

KITCHEN

Double glazed window to rear, range of base and wall mounted kitchen units, work surface, inset single drainer stainless steel sink, stripped wooden floorboards, built-in cupboard, access trap to lower floor.

UTILITY ROOM

BEDROOM ONE

Double glazed window to front with countryside views towards the estuary, radiator, stripped wooden floorboards.

BEDROOM TWO

Double glazed window to rear, radiator, stripped wooden floorboards.

BEDROOM THREE

Double glazed window to front with countryside views, radiator, stripped wooden flooring.

SHOWER ROOM

Double glazed frosted window to rear, double width walk-in shower enclosure, vanity unit with inset wash hand basin, ladder style heated towel radiator, tiled walls.

SEPARATE WC

Double glazed frosted window to rear, low level WC, tiled walls.

LOWER GROUND FLOOR ANNEX

FRONT DOOR TO;

LIVING ROOM

Double glazed window to front, radiators, doors to;

KITCHEN

Range of base and recessed eye level cupboards, work surface, inset single drainer stainless steel sink, space for oven, extractor fan above, doors to;

SHOWER ROOM

Double glazed window to side, shower tray with electric shower over, pedestal wash hand basin, close coupled WC.

STORE ROOM/BEDROOM

Radiator, doors to;

SHOWER ROOM

Shower tray, electric shower over, close coupled WC, pedestal wash hand basin, built-in cupboard, tiled walls, extractor fan, opening area with access to garage, oil tank and access gap from kitchen.

GARAGE

COUNCIL TAX BAND: B

LOCAL AUTHORITY

South Hams District Council

EPC:

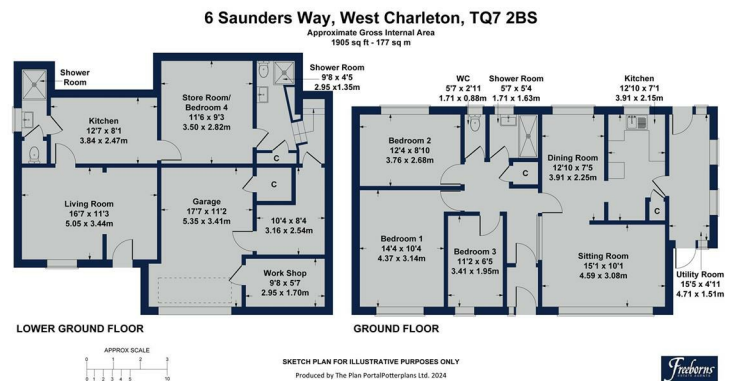
TBC

SERVICES

Electricity, water and drainage 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.



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