





# Amberley Stokenham, Kingsbridge, TQ7 2SZ

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A spacious detached bungalow set in an elevated position and enjoying village and countryside views from its well maintained gardens.

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, worksurface, 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 :-

### BEDROOM FOUR

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.

