

£850,000

Guide Price

- ❖ 3-4 Bedroom Bungalow
- ❖ Stunning Sea Views
- ❖ Popular Coastal Village Location
- ❖ Front and Rear Gardens
- ❖ Garage
- ❖ Driveway Parking
- ❖ Separate Annex with Holiday Potential
- ❖ Less than a minute from the beach

FOR SALE



3-4 Bedroom Bungalow – Bigbury On Sea



Folly Hill, Bigbury On Sea

Property Summary:

Spacious 3-4 Bedroom Detached Bungalow with stunning sea views in the heart of Bigbury On Sea. This property is a stone's throw from the beach and offers parking, gardens and garage. If you are looking for a room with a view, this is the property for you.

About the Area:

Bigbury on Sea is a picturesque coastal village with one of the finest beaches and backdrops the South Hams has on offer. There is a large expanse of sandy beach, with a causeway formed at low tide leading to the iconic Burgh Island. Nearby there is a good range of amenities and shops in the market town of Kingsbridge and also the town of Modbury. The area is a haven for holiday makers, surfers and kite surfers as well as dog walkers and there is an 18 hole golf course just around the corner in Bigbury.



Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

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The Property:

Clematon Lee is a detached bungalow set on a generous plot with expansive views over Burgh Island and the surrounding coastline. Just a minute's walk to the beach, this property offers plenty of potential for renovation or redevelopment (subject to planning), making it an ideal family home or seaside getaway.

Property Features:

Sliding glass doors open into a spacious entrance porch, which leads through to the main hallway, offering access to all rooms, an airing cupboard, and a cloakroom.

The bright and spacious reception room benefits from sliding doors to the front, letting in epic sea views and natural light. The room has an open fireplace and ample space for dining.

The kitchen is fitted with a selection of wall and base units and workspace, along with room for a fridge-freezer and plumbing for a washing machine. The Grant oil-fired boiler is located here, with a UPVC door leading to the rear garden.

The bungalow includes three bedrooms; two doubles (one with views over the rear garden and the other facing the sea) and a good-sized single bedroom with front sea views.

A large family bathroom includes a bath, low-level WC, hand wash basin, and walk-in shower.

Lower Ground Floor Annex:

The lower ground floor has a self-contained annex with a studio area, separate kitchenette, and bathroom, offering potential as a guest suite, holiday let, or flexible living space.

Outside:

The front garden is mostly laid to lawn, with raised flower beds and established shrubs. The driveway provides parking for two vehicles and leads to a garage.

Side pathways give access to the rear garden, which is tiered and mainly lawned with raised beds, mature shrubs, a large shed/workshop, and a greenhouse. The raised area at the top of the garden is an ideal for outdoor dining or relaxing with views of the sea.

The property benefits from UPVC double glazing throughout and oil-fired central heating. Clematon Lee presents a fantastic opportunity for anyone seeking a home by the coast with scope to personalise or develop it to their requirements.

Further Information & Services:

Tenure: Freehold

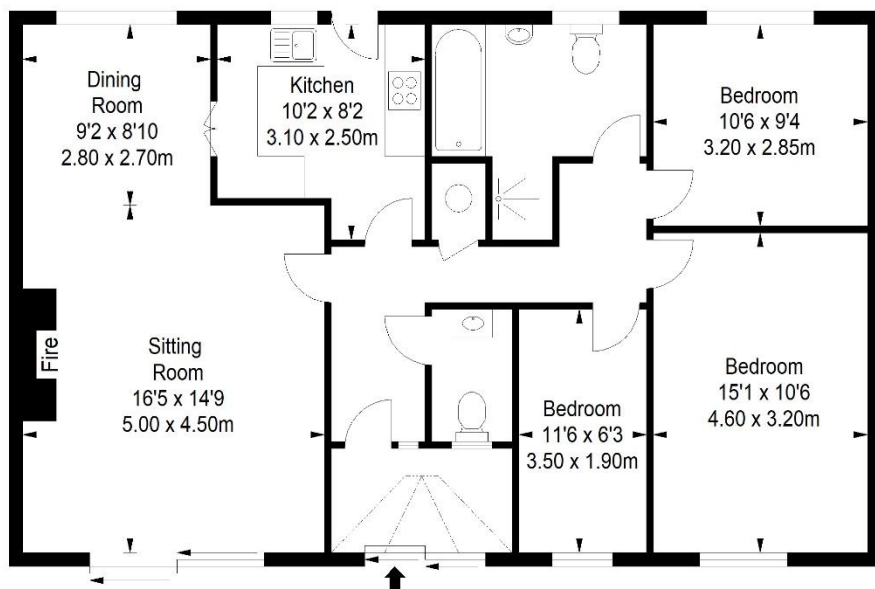
Services: Mains electricity, main water and sewerage, oil-fired central heating.

EPC Rating: D

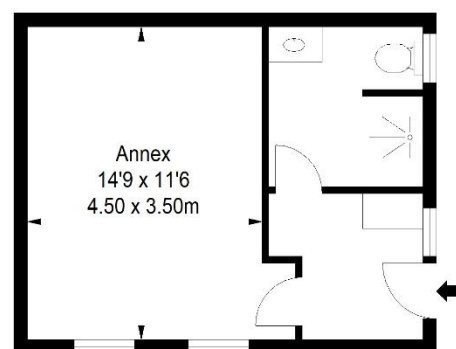
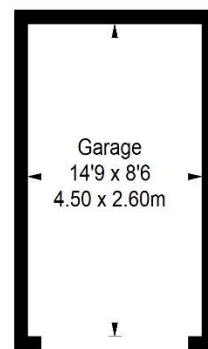
Council Tax: Band F

Broadband Speeds: Ultrafast broadband available with speeds up to 1600Mbps (Openreach)

This property is made of standard construction.



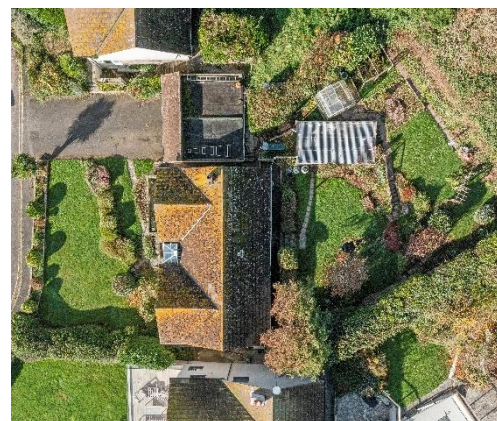
Ground Floor



Lower Ground Floor

Approximate Gross Internal Area = 122 sqm / 1313 sq ft

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



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