






13 Beesands

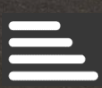
Beesands, TQ7

Guide Price £395,000

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## 13 BEESANDS

Beesands, Kingsbridge, TQ7 2EN

### Summary:

A charming three-bedroom seaside cottage with stunning uninterrupted sea views, nestled in the heart of the sought-after village of Beesands. Full of character, with exposed beams, a cozy fireplace, and a well-equipped kitchen, this delightful home offers the perfect coastal retreat. With a front terrace ideal for watching the sunset and potential for further outdoor space, it's an idyllic escape whether you're looking for a holiday home, investment, or a peaceful place by the sea.

### The Property:

Tucked away in a sought-after coastal location, 13 Beesands is a delightful three-bedroom cottage brimming with character and charm. From the moment you step into the quaint entrance porch, you're welcomed into a cozy living room, where exposed beams and a feature fireplace create a warm and inviting atmosphere—perfect for relaxing after a day by the sea.

The well-proportioned kitchen offers ample space for cooking and dining, with a range of fitted wall and floor units, generous workspace, and integrated appliances, including a fridge and freezer. A window overlooks the rear of the property, while a door leads to the rear entrance porch, providing convenient access to the shared outdoor space.

The ground floor also features a family bathroom, complete with a built-in cupboard housing the hot water storage system. The suite includes a bath with an overhead shower, a low-level WC, and a hand wash basin.







Upstairs, the first floor is home to three bedrooms. The front-facing double bedroom and single bedroom boast breathtaking, uninterrupted sea views, making every morning feel like a getaway. A further spacious double bedroom at the rear enjoys a peaceful outlook over the surrounding area.

Outside, the shared garden includes a purpose-built garden store and a small raised area, offering potential for a charming outdoor seating space. There's also a paved area at the front—ideal for placing a bench to soak in the sea air and enjoy a cup of tea while watching the sunset.

With electric heating and UPVC double glazing, this cottage is perfectly suited as a second home, a holiday rental investment, or a dream seaside retreat. If you've been looking for a coastal escape with charm, character, and stunning views, this could be the one!

### The Location:

Beesands is a charming seaside village which boasts an award-winning shellfish shop/restaurant and the popular Cricket Inn. It is around 9 miles from the market town of Kingsbridge and around 12 miles from Dartmouth. The village is only a short drive from many other coastal villages and popular beaches and is within the catchment area for the excellent primary school in Stokenham.

### Further Information & Services:

**Tenure:** Freehold

**Services:** Mains electric and mains water. Private Septic Tank. Electric Heating.

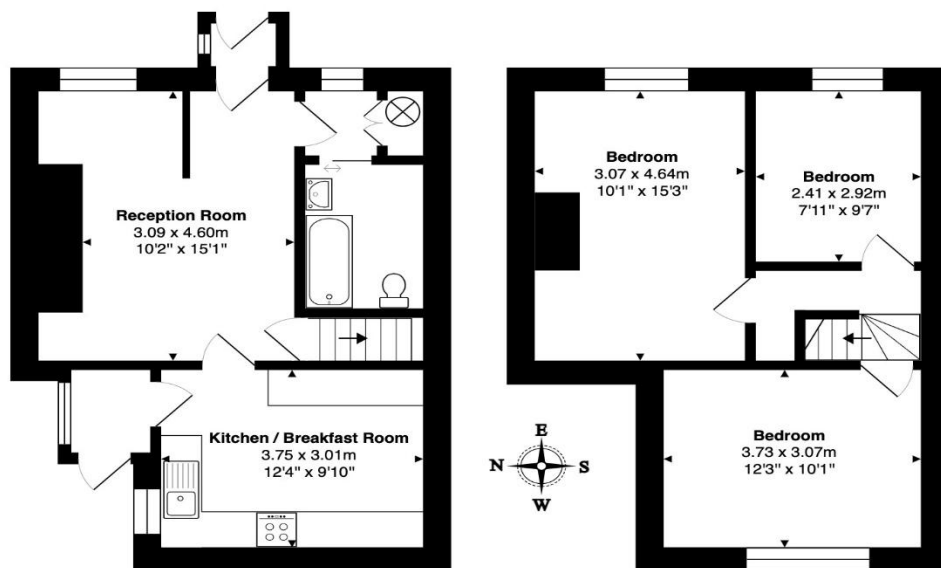
**Council Tax Band:** C

**EPC Rating:** E

**Broadband Speeds:** Superfast Broadband Available with speeds up to 80Mbps (Openreach)

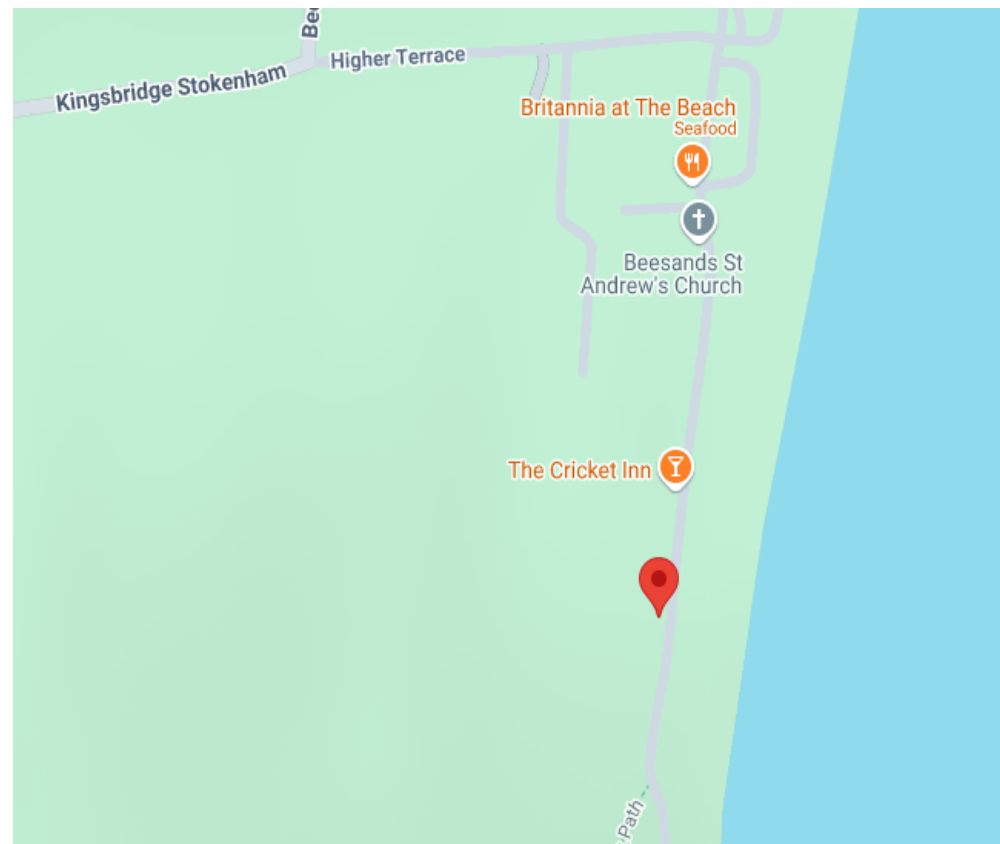






Total Area: 78.6 m² ... 846 ft²

All measurements are approximate and for display purposes only



## Viewing

Please contact our Kingsbridge Estate Agents Office on 01548856685 if you wish to arrange a viewing appointment for this property or require further information.

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