



Burnside

Torcross, TQ7

Guide Price £475,000

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BURNSIDE

Torcross, Kingsbridge, TQ7 2TJ

The Property:

Ground Floor Accommodation

Step through the entrance porch into a welcoming hallway that once housed a central staircase—hinting at the property's original configuration and offering scope for re-connection, if desired.

From here, two generous double bedrooms provide comfortable accommodation, one with views to the front and the other overlooking the rear garden.

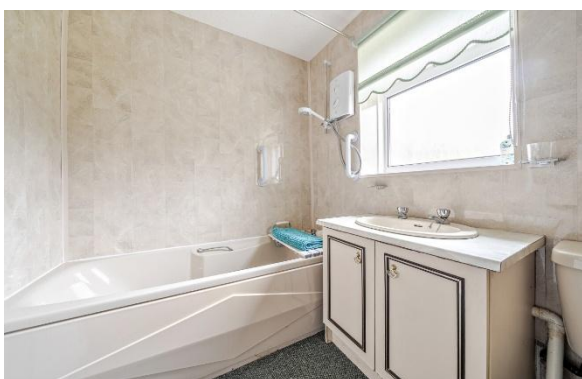
A bright, dual-aspect living room enjoys an abundance of natural light and features a charming, decorative fireplace, adding character and warmth. Steps lead down to a fitted kitchen with a large picture window framing views over the garden. There's plumbing in place for a washing machine and space for a freestanding cooker, with convenient side access to the outside.

To the rear, a lobby area offers additional storage, including a cupboard housing the hot water tank. The family bathroom features a full three-piece suite including a bath with shower over, vanity unit with sink, and low-level WC.

First Floor Apartment

Currently accessed via its own private entrance at the rear, the first-floor flat offers further flexible living. A welcoming entrance hall leads to a storage cupboard and family bathroom, with a short flight of stairs rising to the main living areas.

The apartment comprises two well-proportioned double bedrooms—one overlooking the peaceful rear garden and the other enjoying elevated views across the Ley and out to sea. A generously sized reception room also benefits from these spectacular views, making it an ideal space for relaxing or entertaining. The kitchen is fitted with a range of base and wall units and space for a freestanding electric cooker.





Outdoor Space

The property enjoys a small enclosed courtyard at the front, while a gravelled driveway to the side leads to gated access and a detached garage with up-and-over door.

To the rear, a generous lawned garden is bordered by mature shrubs and trees, offering a peaceful and private setting. A freestanding shed and greenhouse complete the outside space.

Situated within easy walking distance of the picturesque village of Torcross and its amenities, the property occupies a stunning position directly opposite Slapton Ley Nature Reserve, with the beach and sea just moments away. This is an exceptional opportunity to enjoy all that the South Hams coast has to offer—whether as a family home, coastal retreat, or holiday let investment.

The Location:

An Area of Outstanding Natural Beauty, the coastal village of Torcross can be found nestled between the freshwater lagoon of Slapton Ley and the three mile shingle stretch beach that is Slapton Sands. Frequented by holiday makers, many of who return year after year, due mainly to its scenery, walks, and location. The area offers plenty for everyone. A popular destination with families, dog owners and also those with additional accessibility requirements, Torcross will provide you with an authentic South Devon coastal experience, with easy access to the rest of the region and all it has to offer.

Further Information & Services:

Tenure: Freehold. Currently configured as 2 maisonettes.

Council Tax: Flat 1 (top) Band B, Flat 2 (ground) - Band C

EPC Rating: F

Services: Mains water, mains electricity, electric heating. The properties are currently separated for utilities so can remain this way or be made one property.

Broadband Speeds: Superfast available with speeds up to 76Mbps

This property is made of standard construction.



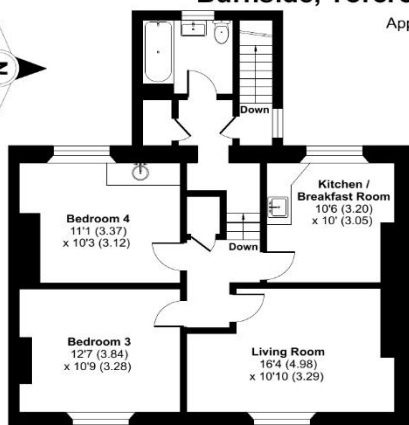
Burnside, Torcross, Kingsbridge, TQ7

Approximate Area = 1669 sq ft / 155 sq m

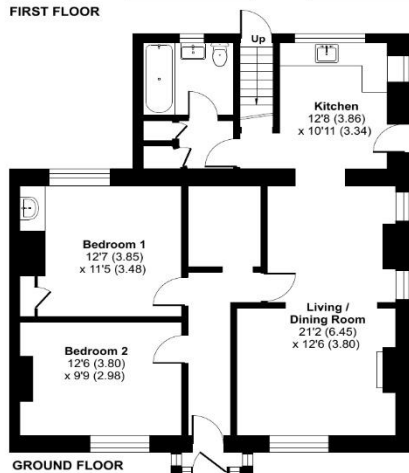
Garage = 183 sq ft / 17 sq m

Total = 1852 sq ft / 172 sq m

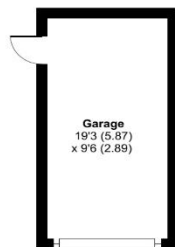
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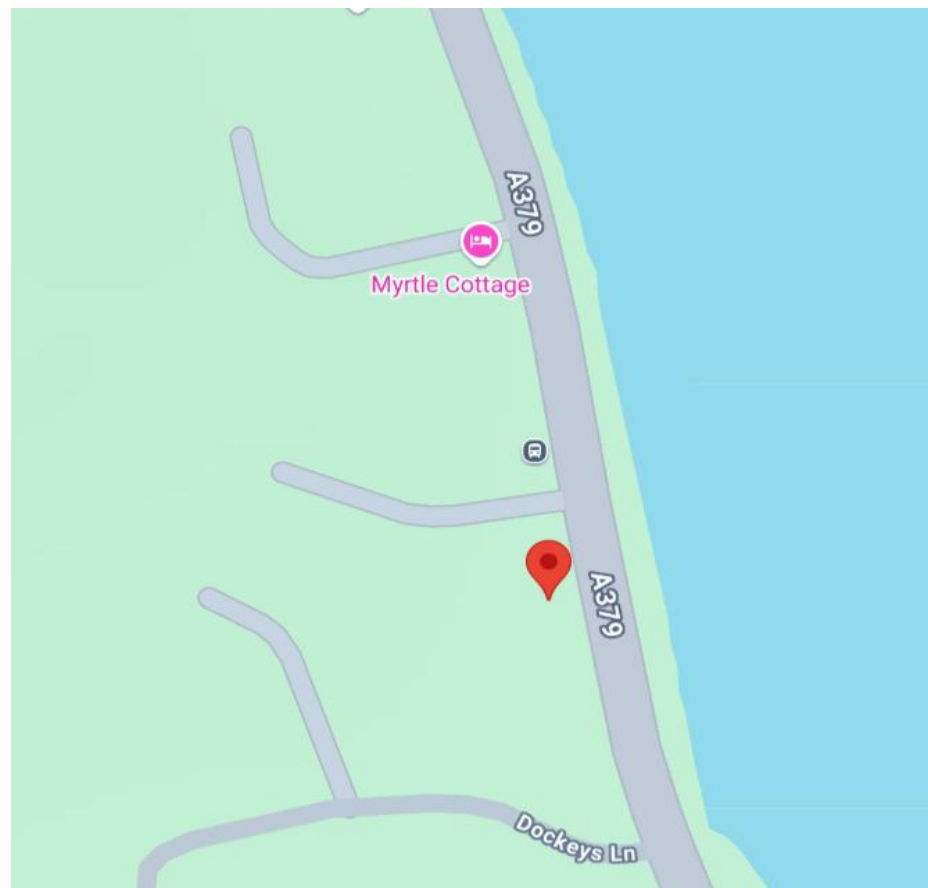
FIRST FLOOR



GROUND FLOOR



GARAGE



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.

107 Fore Street, Kingsbridge, Devon, TQ7 1AB

Tel: 01548856685 Email: info@kingsbridgeestateagents.co.uk www.kingsbridgeestateagents.co.uk

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC