



The Bungalow
West Alvington, TQ7

Guide Price £250,000

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THE BUNGALOW

West Alvington, Kingsbridge, TQ7 3PG

Summary:

Don't be fooled by the quaint exterior—this delightful 2-bedroom cottage offers surprisingly generous space inside. Featuring a cosy lounge, a bright and airy kitchen/diner, and a modern bathroom, the home combines character with comfort. Ideal for first-time buyers or investors.

The Property:

Enter the property through a wooden front door which opens into a cosy reception room featuring a wood-burning stove set within a fireplace, built-in storage, and wood flooring. A front-facing window allows for natural light.

To the left is a single bedroom with a decorative fireplace, wooden flooring, and a front-facing window. A second bedroom is located to the rear of the property, also with a decorative fireplace and wooden floor. This room is a small double and overlooks the garden.

The kitchen is a lovely, bright space with ample room for a dining area. It includes a wood-burning stove oven, plumbing for a washing machine, an under-counter fridge, and a sink positioned under the window. A gas boiler is housed in a cupboard within the dining area and the attic space is accessed from here also. The attic is accessible by a pull down attic ladder and offers plenty of carpentered storage space. High ceilings add to the sense of space and light and a rear door leads out to the garden.

The bathroom is situated at the back of the house and is well-proportioned. It includes a WC, a basin with a vanity unit beneath, built-in storage, and a walk-in shower unit.





Outside:

The rear garden is fully enclosed and offers a manageable mix of lawn and patio. There is a shed for storage and a covered pergola-style structure directly outside the rear door — ideal for entertaining in all weather or for wood storage.

The garden benefits from established planting and offers a private, peaceful outdoor space. A welcoming front courtyard offers access from both sides of the property.

The Location:

West Alvington is situated on the outskirts of Kingsbridge and has the popular Ring O'Bells pub, an impressive church and a village hall in its midst. The village has some excellent primary schools in its catchment area, as well as one within the village itself and is within the catchment for Kingsbridge Secondary too. Located within a short distance from some stunning beaches in Bantham and Thurlestone and there are some wonderful walks either through fields or woods on your doorstep.

Further Information & Services:

Tenure: Freehold

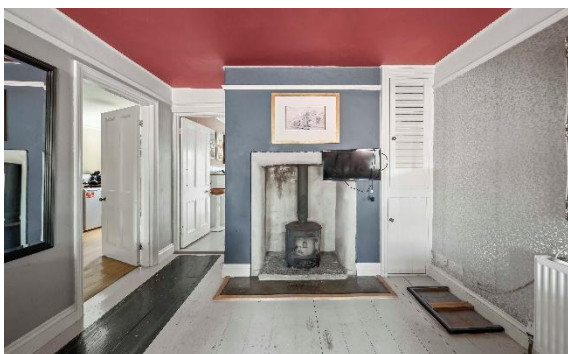
Services: Mains water and waste, mains electric, gas central heating.

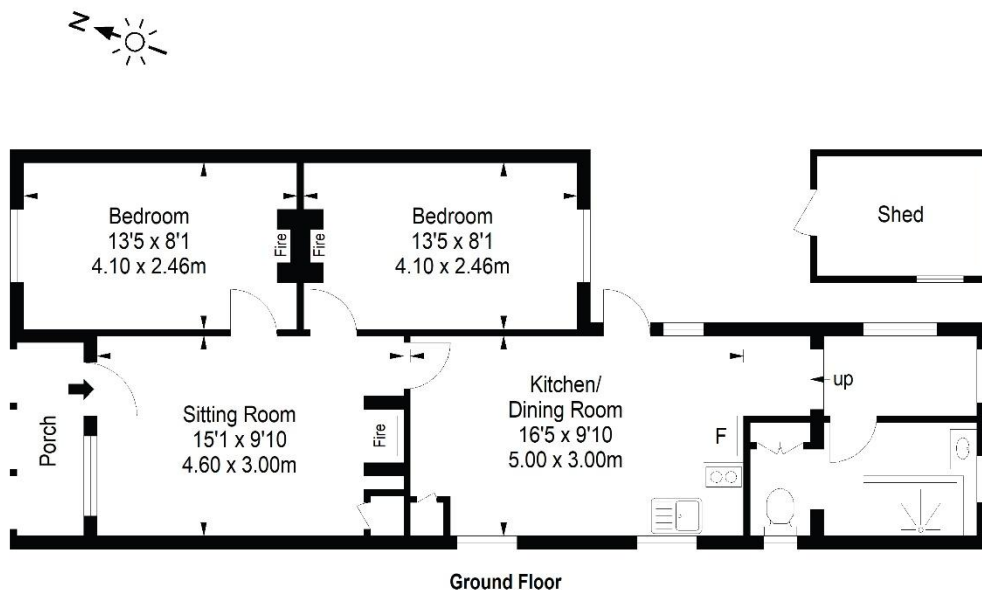
EPC Rating: D

Council Tax: Band B

Broadband Speeds: Ultrafast Broadband Available with speeds up to 1800Mbps (Openreach).

We are advised that the property is standard construction.





Approximate Gross Internal Area = 61.04 sqm / 657 sq ft

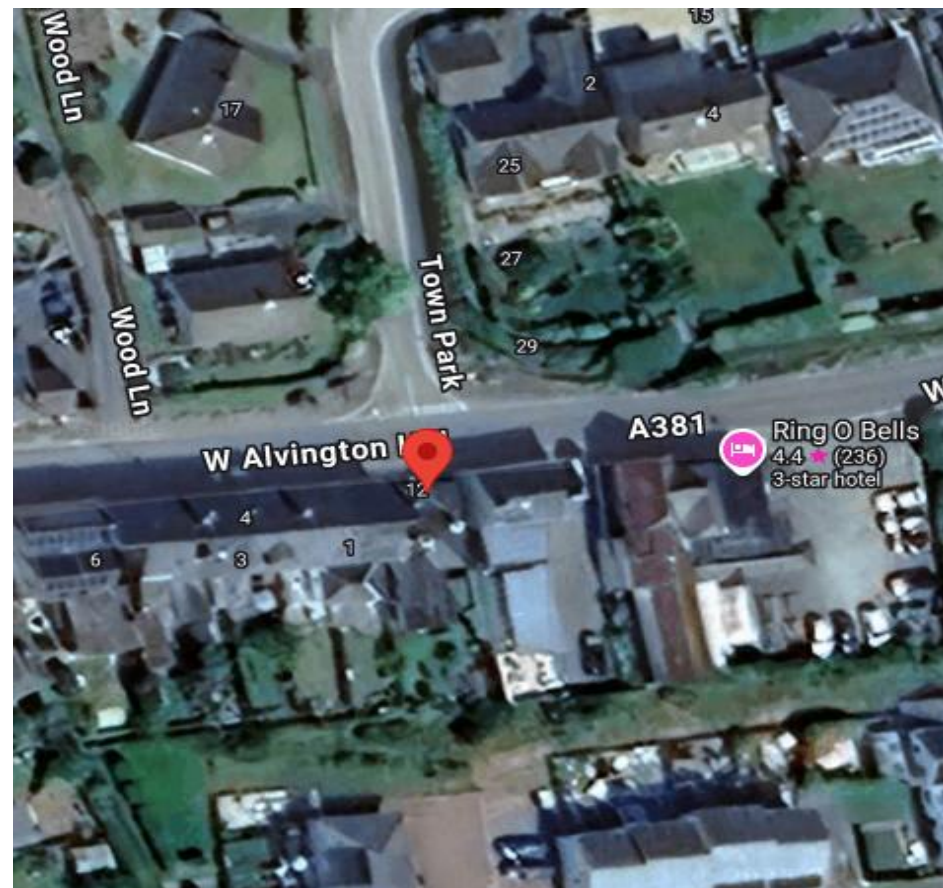
NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.

Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings strictly by appointment only with Kingsbridge Estate Agents.

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