

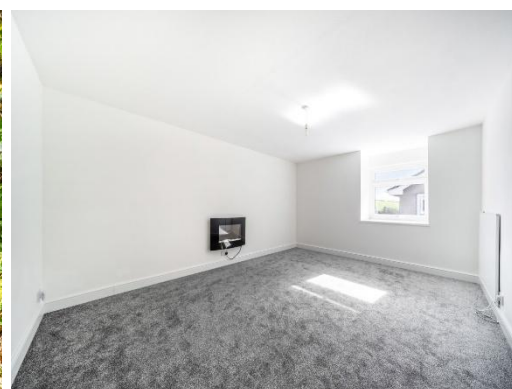
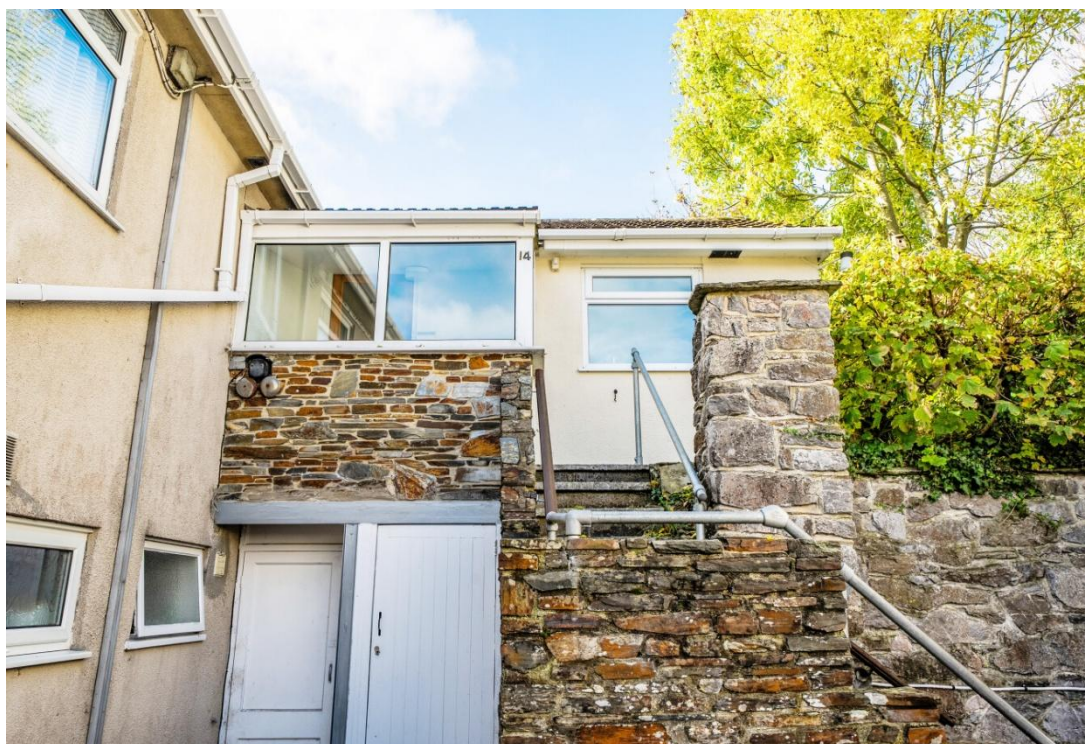
£235,000

FOR SALE



2 Bedroom Maisonette – West Charleton

- ❖ Courtyard Garden
- ❖ Brand New Kitchen
- ❖ Allocated Parking
- ❖ Newly Fitted Bathroom
- ❖ Popular Village Location
- ❖ Offered in Excellent Condition Throughout
- ❖ No Onwards Chain
- ❖ Council Tax Band B
- ❖ Two Double Bedrooms



14 West Charleton Court, West Charleton

Property Summary:

Newly refurbished 2 bedroom maisonette with courtyard garden and allocated parking in the popular village of West Charleton. The property is ready to move into and would make a perfect first time buy, investment purchase or downsizer.

About the Area:

Charleton is made up of the village of West Charleton and the hamlet of East Charleton. West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, Church, Village Hall and the popular pub, aptly named The Charleton. East Charleton has a garage with a large shop along with the popular Ashby's store for all your needs. Both East and West are close to Kingsbridge and by heading the other way will take you towards some lovely beaches at Torcross, Beesands and Mill Bay.

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The Property:

You enter the property via a few steps up to the front door, opening into a spacious porch ideal for storing coats and boots. From here, a welcoming hallway provides access to all rooms.

To the right, you'll find the brand-new kitchen, fitted with a range of contemporary wall and base units, a built-in oven and microwave, hob with extractor above, and space with plumbing for an undercounter fridge, freezer, washing machine, and dishwasher (with doors available to integrate appliances if desired). A sink sits neatly under the window, and there's space for a couple of stools to create a breakfast bar area.

The kitchen flows into a versatile open-plan dining/snug area, which benefits from a large storage cupboard and ample space for a dining table and chairs, as well as a desk — ideal for home working. French doors open out to the private courtyard garden, creating a lovely indoor–outdoor feel.

Across the hall, the spacious reception room features an electric fire and enjoys beautiful countryside views, offering a cosy yet bright living space.

The newly fitted bathroom is finished to a high standard with a walk-in shower, WC, and basin, and is fully tiled with a window for natural light.

Both double bedrooms are generous in size and feature charming window seats, adding character and a place to relax. Outside, the courtyard garden can be accessed directly from the dining area or via a side gate, offering a private suntrap — ideal for outdoor dining or quiet enjoyment.

Further benefits include new internal doors, new carpeting throughout, and a move-in-ready condition as well as an allocated parking space.

This thoughtfully updated home combines modern convenience with comfortable living, perfect for first-time buyers, downsizers, or anyone seeking a stylish, low-maintenance property.

Further Information & Services:

Tenure: Leasehold. 958 years remaining on a 999 year lease. Service charge of £1500 per annum. Managed by Freehold Management Services and charge includes maintenance of gardens, grounds, drains, communal areas, gutters, building insurance and hot water to the premises. The courtyard garden is part of the West Charleton complex but is used exclusively by this property. **Please note there is a restriction on the leasehold for no pets.**

Council Tax Band: B

EPC Rating: E

Construction Type: Standard brick/block

Utilities: Mains water supply and drainage. Mains electric. Electric heating with newly installed space heaters.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast fibre available — check via Ofcom or supplier

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known

Additional Notes

Buyers are encouraged to review this information alongside a full survey and legal advice. Full due diligence should be undertaken before entering into a contractual commitment.

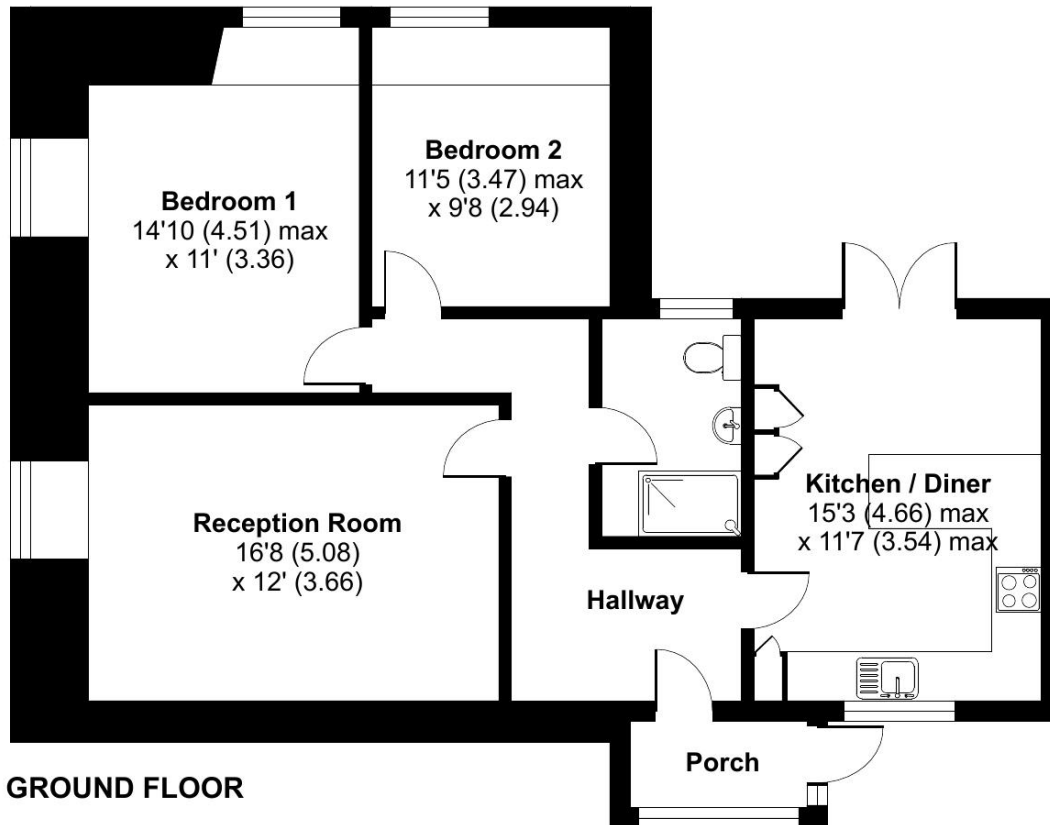
Disclaimer

Every effort has been made to ensure the accuracy of these property details, however, they do not form part of any offer or contract and should not be relied upon as statements of fact. All measurements, floor plans, and photographs are provided for guidance only and may not be to scale. Services, systems, and appliances listed have not been tested by Kingsbridge Estate Agents and no guarantees can be given as to their working order. Buyers are advised to obtain verification from their solicitor or surveyor before proceeding with any purchase. If the property is above or adjacent to a commercial premises, mortgage availability may be affected and independent financial advice should be sought.

West Charleton, Kingsbridge, TQ7

Approximate Area = 869 sq ft / 80.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Kingsbridge Estate Agents Ltd. REF: 1370885



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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