



3 Lea Cliff

Torcross, TQ7

Guide Price £425,000

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3 LEA CLIFF

Torcross, Kingsbridge, TQ7 2TJ

Summary:

Situated directly opposite Slapton Ley, this mid-terrace three-bedroom stone cottage offers well-proportioned accommodation and pleasant views across the Ley and towards the sea. With no onward chain and some modernisation required, this property would make a lovely family home or second home accommodation.

The Property:

Enter the property into a UPVC porch which provides practical space for coats and boots and leads into the inner hallway, with stairs rising to the first floor and doors to the two reception rooms. Both rooms face the Ley, and one includes a multi-fuel burning stove.

The kitchen is a good size, fitted with a range of wall and floor units, and includes space for a freestanding electric cooker, fridge freezer and plumbing for a dishwasher. There is also a useful walk-in pantry. Beyond the kitchen, a rear utility area provides additional space and has plumbing for a washing machine. The access to the garden is from a small porch off the kitchen.

Upstairs, the landing leads to three bedrooms. The main bedroom is a large, spacious room with attractive views over the Ley and sea and a further bedroom sits to the front of the property enjoying the same view but also benefits from a decorative fireplace adding character to the room. The third bedroom, a double overlooking the rear garden, has built-in wardrobes.

The bathroom is spacious and includes a walk-in shower, bath, and vanity unit, with a separate WC next door.

Outside, the front garden is enclosed by stone walls, while the rear garden is arranged in terraces, with a level patio area and further seating areas above. A storage shed occupies the top level, and the oil tank and boiler are located externally.





Parking is available in a "No Mans Land" Lay-by approx. 200 yards along road.

The property would now benefit from some internal updating, offering a good opportunity for a buyer looking to make a solid, well-located home their own, close to the coast and countryside.

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

Services: Mains electric, water and drainage. Oil central heating and multi-fuel burning stove.

EPC Rating: D

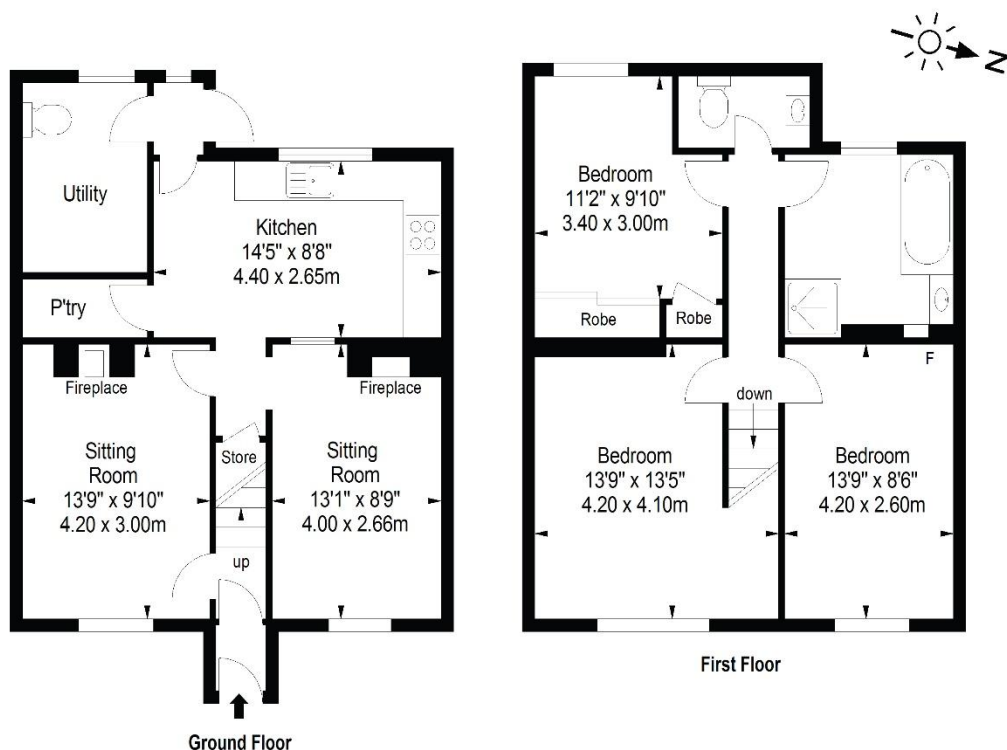
Construction Type: Stone.

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.

Covenants and Rights: There is a 6 foot height restrictions on the boundaries. The owners of this property have the right to cross the rear access of adjacent property No 4 to utilize as rear entrance.



Approximate Gross Internal Area = 103.22 sqm / 1111 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		
(55-68) D		
(39-54) E	56	
(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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