

# AUGUSTA CHURSTON FERRERS



MARCHAND PETIT

COASTAL, TOWN & COUNTRY







# AUGUSTA

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Situated in a highly desirable location, Augusta is a spacious three-bedroom detached bungalow offering generous single-level living and is within a short walk of the prestigious Churston Golf Club.

A pretty walk across the downs leads to beautiful Elberry Cove and the coastal footpath which offers a scenic coastal walk around to Brixham itself. There are a handful of local shops nearby offering convenience and practicality.

Set behind a gated entrance, with a double garage featuring an electric door and utility area, this property benefits from a sense of privacy and excellent access to both the coastline and local amenities.

The bungalow offers flexible accommodation throughout and would benefit from some refreshing, allowing a new owner to imprint their own style and personal touches. The lounge is welcoming and features a cosy log burner, while French doors open onto the garden, creating a seamless indoor-outdoor flow. The kitchen/dining room is enhanced by a semi-vaulted ceiling and further French doors leading onto a patio, ideal for al fresco dining or relaxing while enjoying the tranquil garden views. A separate dining room or home office adds further versatility to the layout.

There are three well-proportioned bedrooms, all with built-in wardrobes, including a principal bedroom with an en suite. A further shower room, complete with a walk-in shower, serves the remaining bedrooms.

Externally, Augusta is enveloped by wraparound, level gardens that create a serene and luxurious setting around the bungalow. The grounds are predominantly laid to lawn and are thoughtfully arranged to offer a variety of inviting seating and entertaining spaces, together with a useful garden shed. Lush, mature planting provides year-round greenery, natural screening, and a lovely sense of privacy. Completing the exterior, the double garage is accompanied by additional driveway parking, ensuring further convenience.

Its quiet location ensures peace and tranquility while remaining conveniently close to Brixham Town Centre, its Marina and Harbour, the South Devon Coastal Footpath and local beaches. The property is also ideally placed for families, with excellent local schools nearby including the well rated Churston Grammar School, and for golf enthusiasts, with Churston Golf Club on the doorstep.

Churston Ferrers is a delightful village set in a tranquil Conservation Area just inland from the cliff top downs of the South West Coast. Churston Golf Club offers an 18 hole course on downs turf with superb views to the sea. The historic towns of Totnes and Dartmouth are within ten miles and the magnificent beauty of Dartmoor National Park just half an hour drive. A comprehensive range of schools includes Churston Grammar School. Totnes has a main line railway station to London Paddington. The A38 or A380 provide easy access to the cathedral city of Exeter, maritime city of Plymouth, the M5 motorway and Exeter International Airport.







## KEY FEATURES

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- Detached Bungalow Close To Churston Golf Course
- Double Garage & Gated Driveway Providing Further Parking
- Spacious Accommodation With 3 Bedrooms 1 En Suite
- 2 Reception Rooms
- Home Office Potential
- Good Sized Kitchen / Breakfast Room
- Mature Secluded Wraparound Level Garden
- Useful Garden Shed
- Nearby Access To The South West Coast Path & Elberry Cove









# PROPERTY DETAILS

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## Property Address

Augusta, Bascombe Road, Churston Ferrers, Devon, TQ5 0JJ

## Mileages

Churston Ferrers      Brixham Town Centre 2 miles; Paignton 4 miles;  
Torquay 5 miles; Totnes 13 miles; Dartmouth 5 miles; Kingsbridge 20  
miles; All mileages are approximate.

## Services

Mains electricity gas water. Private drainage. Gas fired central heating

## EPC Rating

Current: D Potential: B

## Council Tax Band

G

## Tenure

Freehold

## Authority

Torbay Council

## Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

## Directions

From Dartmouth take the Higher Ferry across to Kingswear, and continue on the A379 towards Torbay. Follow the signs for Churston Ferrers and at Windy Corner turn right on to Bascombe Road where the property is found on the left hand side.

## Viewing

Strictly by appointment with the sole agents, Marchand Petit, Totnes. Tel: 01803 847979.



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# FLOOR PLAN

**Approximate Gross Internal Area 1972 sq ft - 183 sq m  
(Including Garage)**



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.







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