



11 Charleton Way



# 11 Charleton Way

West Charleton, Kingsbridge, TQ7 2AN

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles.

A detached bungalow with spacious accommodation including four bedrooms that enjoy fabulous estuary views.

- Detached Bungalow
- Estuary, Rural and Village Views
- Sitting Room With Wood Burner
- Generous Master Bedroom With En-suite
- Two Further Bedrooms On The Ground Floor
- Study/Sitting Room and Bedroom On The First Floor
- Garage (subject to the necessary planning permissions there could be potential for conversion) and Driveway Parking
- External Utility Room With Cloakroom WC

Offers In Excess Of £500,000

## SITUATION

Located only a short distance from Kingsbridge, West Charleton and its neighbouring village of East Charleton benefit from an excellent variety of amenities including a popular primary school, public house, village hall as well as a petrol station and mini-supermarket & store in East Charleton. The Kingsbridge & Salcombe Estuary can be seen from the property and the village is surrounded by beautiful countryside with numerous marked foot paths. The stunning South Hams coastline and beaches are within a 10-minute drive and the yachting centres of Salcombe and Dartmouth are both within easy reach of the village.

Kingsbridge town provides a vast range of shops and amenities including excellent health and leisure facilities, schools along with regular bus links running between Dartmouth, Plymouth & Totnes.

## DESCRIPTION

A detached bungalow set within an elevated position with countryside to the rear of the property and fabulous far-reaching view over the estuary to the front.



## ACCOMMODATION

The accommodation is spacious with great natural light that would benefit from some updating in areas. Entrance through into a sun room with stunning views over the village towards the estuary and access into the entrance hall. Sitting room is a great size and benefits from a large picture window overlooking the glorious views, wood floors, picture rail and a wood burning stove. Dining room, with study area which also enjoys the excellent views. The kitchen is a lovely dual aspect room fitted with a comprehensive range of wall and base units with spaces for appliances. The principle bedroom is a fantastic space and overlooks the rear garden with French doors leading out to the patio, large en-suite bathroom with jacuzzi bath and separate shower. There are two further double bedrooms and a family shower room on the ground floor. Stairs lead up to the first floor where the loft has been converted to provide a study/sitting room and a double bedroom (with some restricted head height).

## OUTSIDE

There are gardens to the front of the property with a driveway leading to the garage. To the rear of the garage is a most useful utility room with sink, space and plumbing for a washing machine along with a WC. To the rear the the garden is mainly paved, with a garden shed and steps up to a raised terrace area with lawn area and patio.

## SERVICES

Mains water, drainage, electric. Oil-fired central heating. Solar panels.

Super fast broadband is available at this location.

Full mobile coverage via Three, Vodafone and O2 are available at the property.

## TENURE

Freehold.

## LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

## DIRECTIONS

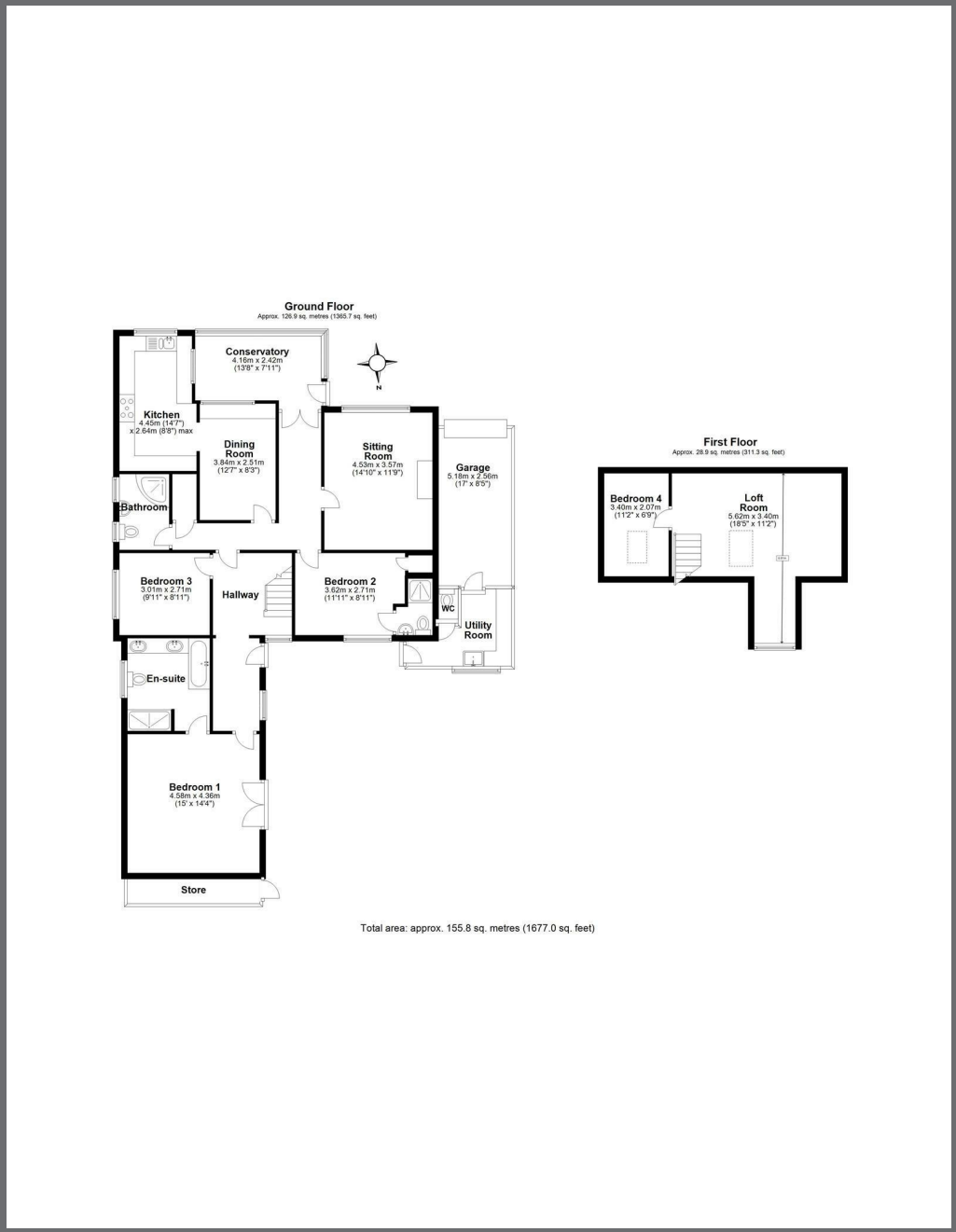
From Kingsbridge, take the A379 Dartmouth road. On entering West Charleton, pass the village hall on the right hand and then just before The Charleton pub, turn left into Charleton Way. Proceed up the hill right to the top of the road, and the property can be found just around the top bend on the left-hand side.

## VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



These particulars are a guide only and should not be relied upon for any purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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