



Goodwinds,



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Torcross, Kingsbridge, TQ7 2TQ

Kingsbridge 7 miles. Dartmouth 8 miles. Totnes Train Station 15 miles.

A well proportioned, mid-terrace period property in a prime coastal location benefiting from spacious accommodation spread over three levels with splendid sea views, outside spaces to enjoy both the morning and evening sun as well as parking.

- Superb Sea Views Across Start Bay And Slapton Ley
- Off-road Parking
- Private Patio And Deck
- Superbly-Presented Accommodation
- Freehold
- Spacious Accommodation Spread Over Three Floors
- Characterful Features
- Four Double Bedrooms/Three Bathrooms
- No Onward Chain
- Council Tax Band E

Guide Price £650,000

SITUATION

Torcross is a pretty coastal village, nestling between the southern end of Slapton Sands and the fresh water lake of Slapton Ley National Nature Reserve. Situated on the South West Coastal Path in an Area of Outstanding Natural Beauty, with much of the surrounding coastline being owned by the National Trust. The village has a well-known pub and a bar/restaurant and is within walking distance of a farm shop with a butchery, deli, plant centre, brewery and cafe restaurant. The village is almost equi-distant between Kingsbridge and Dartmouth, each of which has their own extensive and delightful range of services and amenities including a primary and secondary schools.

DESCRIPTION

A beautifully presented coastal property benefiting from uninterrupted sea views over Start Bay, boasting spacious and superbly finished accommodation split over three levels with four double bedrooms. Outside spaces to enjoy both morning and evening sun as well as private parking.



ACCOMODATION

On the ground floor there is a most useful porch with access into the hallway. Door to a spacious open plan sitting/dining room with wooden flooring and a fireplace housing an electric fire, the room has large picture window framing the most incredible sea views. A couple of steps down to the kitchen, with tiled floors and beautifully fitted with a wide range of wall and base units, pull-out larder cupboard, integrated Neff oven and hob with extractor over, slim-line dishwasher and fridge freezer. A glorious sun-room overlooking the Ley, with lantern roof light and French doors leading out to a raised deck, which is a superb spot to sit and enjoy the evening sun along with access to parking. Utility room fitted with units, inset sink, space and plumbing for a washing machine and tumble dryer, wine fridge. Cloakroom with WC, wash hand basin.

On the first floor there is a splint landing with access to stunning master bedroom with panoramic sea views, built-in wardrobes and an en-suite comprising a WC, vanity sink, shower and heated towel rail. The second bedroom is another good-sized double enjoying views over the Ley. Wonderfully finished, fully tiled family bathroom, with vanity sink, WC shower and heated towel rail.

On the second floor there are a further two bedrooms, one of which enjoys spectacular sea views, whilst bedroom 4 is a lovely bright room overlooking the Ley and both with the advantage of a Jack and Jill shower room.

OUTSIDE

To the front of the property there is a raised terrace area perfect for alfresco dining and enjoying the sea views. To the rear there is a decking area that enjoys glorious Ley views and evening sun, outside hot water tap - most useful to shower off and for wet-suits after a day on the beach. A few steps down to the parking area, providing off road parking that is gated to the road.

SERVICES

Mains electricity, water and drainage. With electric under-floor heating in the kitchen, utility room and cloakroom, electric radiators elsewhere. Various mobile networks area available at this location along with Superfast broadband (OfCom).

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

From our office follow the A379 out of Kingsbridge towards Dartmouth. On reaching Torcross, Goodwinds will be found on the right hand side, just before the Start Bay Inn.

VIEWING ARRANGEMENTS

Strictly by appointment please through our Kingsbridge branch.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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