



27, Saunders Way



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West Charleton, Kingsbridge, TQ7 2BS

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

A terraced property with three bedrooms enjoying views towards the estuary within a desirable location benefiting from gardens, parking and a garage.

- Mid-Terraced Property
- Open-Plan Living Dining Room
- Three Bedrooms
- Garage And Parking
- Freehold
- Country And Estuary Views
- Fitted Kitchen
- Gardens To The Front And Rear
- No Onward Chain
- Council Tax Band: B

Guide Price £275,000

SITUATION

West Charleton is a popular village with its own Primary School, pub and church. The village is also noted for its Nature Reserve, which extends to over 40 acres and offers sanctuary to many species of birds and other wildlife whilst Bowcombe Creek, with its slipway and mooring facilities, lies just half a mile or so to the west of the village. The market town of Kingsbridge is just over a mile away and offers an excellent range of shops, local services and facilities which include a Sports Centre, primary school and Kingsbridge Community College, health centre, cottage hospital and cinema. There are many places of outstanding natural beauty close by, including Thurlestone, Bigbury and Hope Cove, whilst Salcombe, Devon's Southernmost town, is some 6 miles distant. A veritable mecca for yachting, angling and water-sports, Salcombe has many quality shops, boutiques and eateries as well as lovely sandy beaches and spectacular coastal path.



DESCRIPTION

Enjoying far reaching rural views towards the estuary is this delightful elevated terraced property with three bedrooms, garage and parking.

ACCOMODATION

Access into the hallway with stairs to the first floor and large under-stairs storage cupboard, access into a good-sized open plan living dining room, a beautiful dual aspect room. The kitchen is fitted with a range of wall and base units, with spaces for appliances with window overlooking the rear garden and door to the rear and out to the rear access and garage.

On the first floor and from the landing there is access into all rooms along with a useful airing cupboard. The master bedroom enjoys fabulous views to the estuary. Bedroom 2 overlooks the rear aspect whilst Bedroom 3 has the advantage of the delightful estuary views along with a built-in cupboard. The family bathroom is complete with a bath with shower over, wash hand basin and WC.

OUTSIDE

To the front there is a level lawn area with access out to the front footpath providing access to one other property and across from this is a further planted garden area. The rear has a patio area with steps leading up to the gate. To the rear there is access to the garage, situated within a block with a parking space in front.

SERVICES

Mains water, drainage and electric with electric heating. Superfast broadband is available at this location along with all major network providers (Ofcom)

TENURE

Freehold.

LOCAL AUTHORITY

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

DIRECTIONS

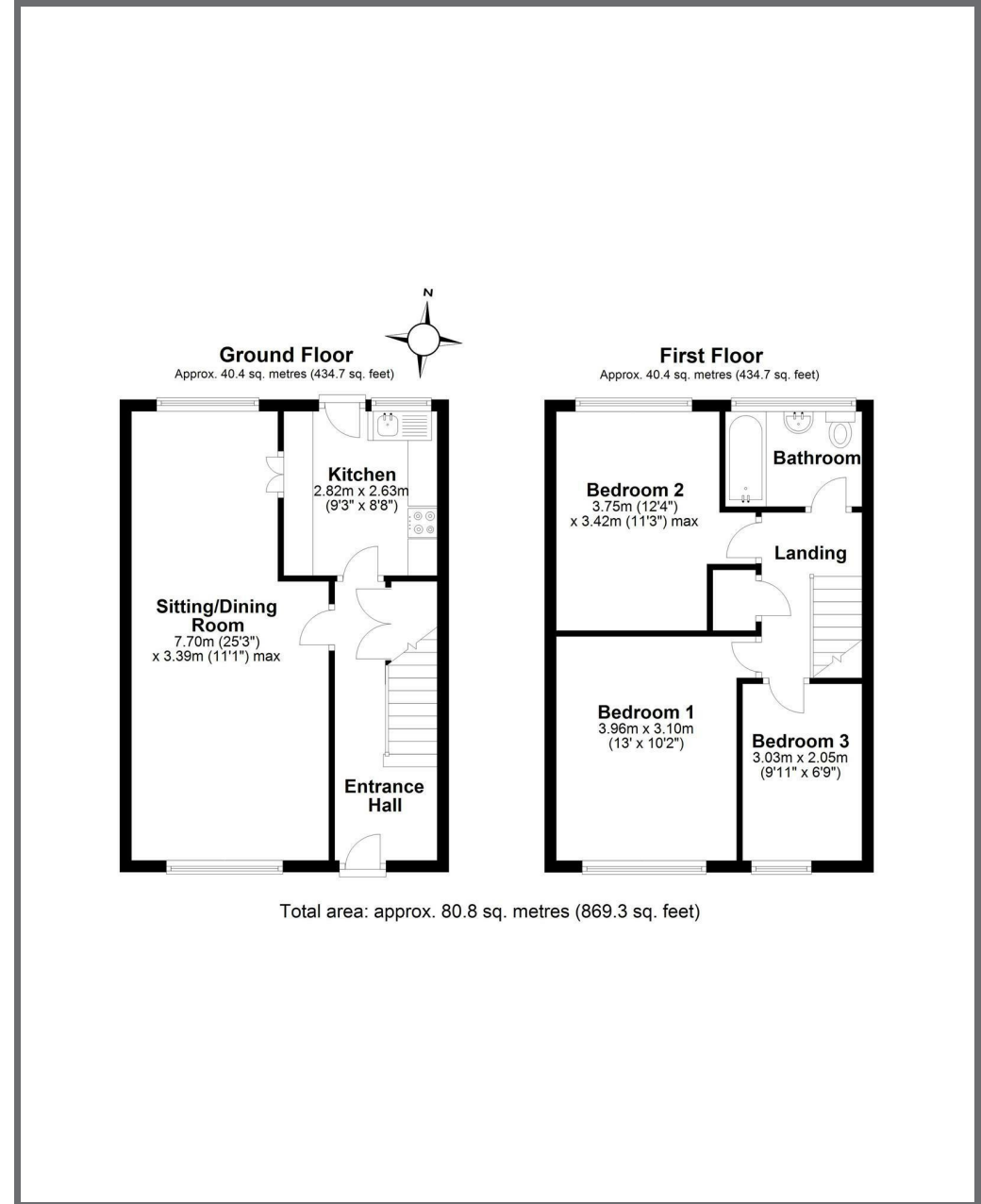
From our office following Embankment Road out of Kingsbridge along the A379 to West Charleton. Turn left onto Lyte Lane and then take the first left onto Saunders Way and take the first left where the property will be found on the left hand side by walking along the row of terraces at the end of Saunders Way.

VIEWING ARRANGEMENTS

Strictly by appointment please through 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 | | 87 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (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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