



Seacroft



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Parker Road, Bigbury On Sea, Devon, TQ7 4AT

Modbury 5 miles Kingsbridge 10 miles A38 11 miles Plymouth  
18 miles

A beautifully positioned semi-detached bungalow that enjoys fine views towards the sea, fabulous open plan living, dining, kitchen and three bedrooms. Benefiting from parking, a garage and low-maintenance gardens.

- Superb Village And Sea Views
- Semi-Detached Bungalow
- Master Bedroom With En-Suite
- Low-Maintenance Gardens
- Freehold
- Easy Walk To The Beach
- Open-Plan Living, Dining, Kitchen
- Two Further Bedrooms
- Garage And Parking
- Council Tax Band D

Guide Price £495,000

## SITUATION

Bigbury on Sea is a delightful coastal village, famous for its excellent beaches one of the largest sandy beaches in South Devon and ideal for water sports of all kinds, swimming and bathing. The tidal island of Burgh Island lies some 250m off shore, with its Art Deco hotel and Pilchard Inn. The property is within easy reach of the coastal path, ideal for those wishing to walk and enjoy the views and wildlife of the area.

Just a couple of miles away is St Ann's Chapel, a small hamlet that boasts a great community and is set within an area of outstanding natural beauty with an excellent general store offering a wide range of local produce. along with the Pickwick Inn. The Georgian town of Modbury is some 7 miles distance to the North and Plymouth, with its rail and road links, is approximately 18 miles away. Kingsbridge is some 9 miles away and offers an excellent and varied range of shops, services and facilities.



## DESCRIPTION

Seacroft is a beautifully presented semi-detached bungalow set in an elevated position just off of Parker Road, enjoying fine views over the village to towards the sea. The property has been a much loved home for over 20 years but equally would be an ideal holiday let, second home or investment property.

## ACCOMMODATION

A pathway from the drive leads around to the front door, access into an inviting hallway with airing cupboard, loft hatch and access to all rooms. The sitting, dining, kitchen is a fabulous, beautifully light, open-plan room with dual windows and patio doors to the side that perfectly bring the surrounding and views in, the kitchen is fitted with an excellent range of wall and base units with spaces for a washing machine, dishwasher and fridge freezer, integrated oven, hob with extractor over, larder cupboard, breakfast bar/island. Patio doors lead out to a paved garden.

The master bedroom has the advantage of lots of built in wardrobe and an en-suite shower room. There are two further bedrooms (one currently used as a study) as well as a family bathroom complete with panel bath with Mira shower over, wash hand basin and WC, heated towel rail.

## OUTSIDE

Facing the sea is a paved garden with hedge boundary, a perfect low-maintenance space with a sunny aspect which is ideal for alfresco dining. There are raised beds to the side. The property also benefits from a parking space as well as a garage with power and light.

## SERVICES

Mains water, drainage, eclectic with electric heating.

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

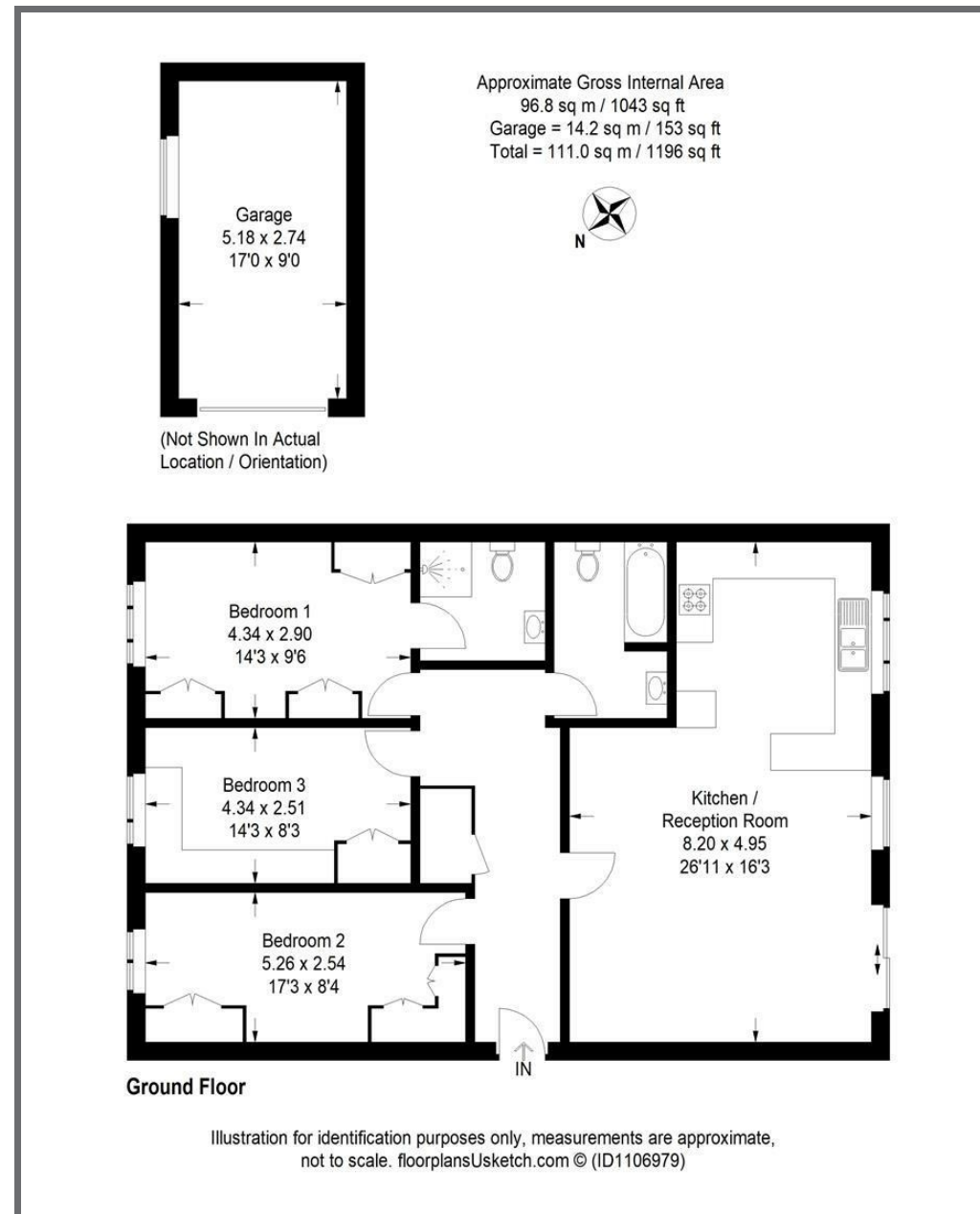
From Kingsbridge, take the A379 towards Plymouth. Proceed past Aveton Gifford and, after a further two miles or so, turn left at Harraton Cross and follow this road into St Anns Chapel, follow this road passing the Golf Club and onto Bigbury on Sea. Upon entering the village proceed don Folly Hill and turn right onto Parker Road where Seacroft, 2 Devonshire Court will be found on the left hand side.

## 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 |                         | 85        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 58                      |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England & Wales                             |   | EU Directive 2002/91/EC |           |

1 The Promenade, Kingsbridge,  
 TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



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