



16, Charleton Way



# 16, Charleton Way

West Charleton, Kingsbridge, TQ7 2AN

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

A detached bungalow with spacious accommodation including three bedrooms requiring renovations throughout, enjoying fabulous estuary and countryside views which presents a wonderful opportunity to create your own beautiful home.

- Detached Bungalow
- Estuary, Rural and Village Views
- Driveway Parking
- Front garden
- Freehold
- Requiring Renovations Throughout
- Single Garage
- Large Rear Garden
- Three Bedrooms
- Council Tax Band: D

Guide Price £395,000

## 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 views over the estuary to the front presenting a wonderful opportunity for the new owner to renovate/re-model subject to the usual Planning Consents.

## ACCOMMODATION

The accommodation requires updating throughout and presents a great opportunity to create a family home which comprises of a sitting room with door to the rear garden and large picture window framing the views, with wood effect laminate flooring and an electric fireplace, an L-shaped kitchen dining room again having the advantage of the views, currently with a range of units, oil fired boiler, space for a washing machine and oven. Three bedrooms (two doubles and a single), family bathroom, with electric towel rail and water tank and separate WC.

## OUTSIDE

The property has a front garden, driveway parking and a single garage. The rear garden is a great size offering a lot of potential after some clearing.

## SERVICES

Mains water, electric and drainage. Oil fired central heating. Superfast broadband available in this area. Mobile coverage from Three, O2 and Vodaphone. (Ofcom)

## TENURE

Freehold.

## LOCAL AUTHORITY

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

## DIRECTIONS

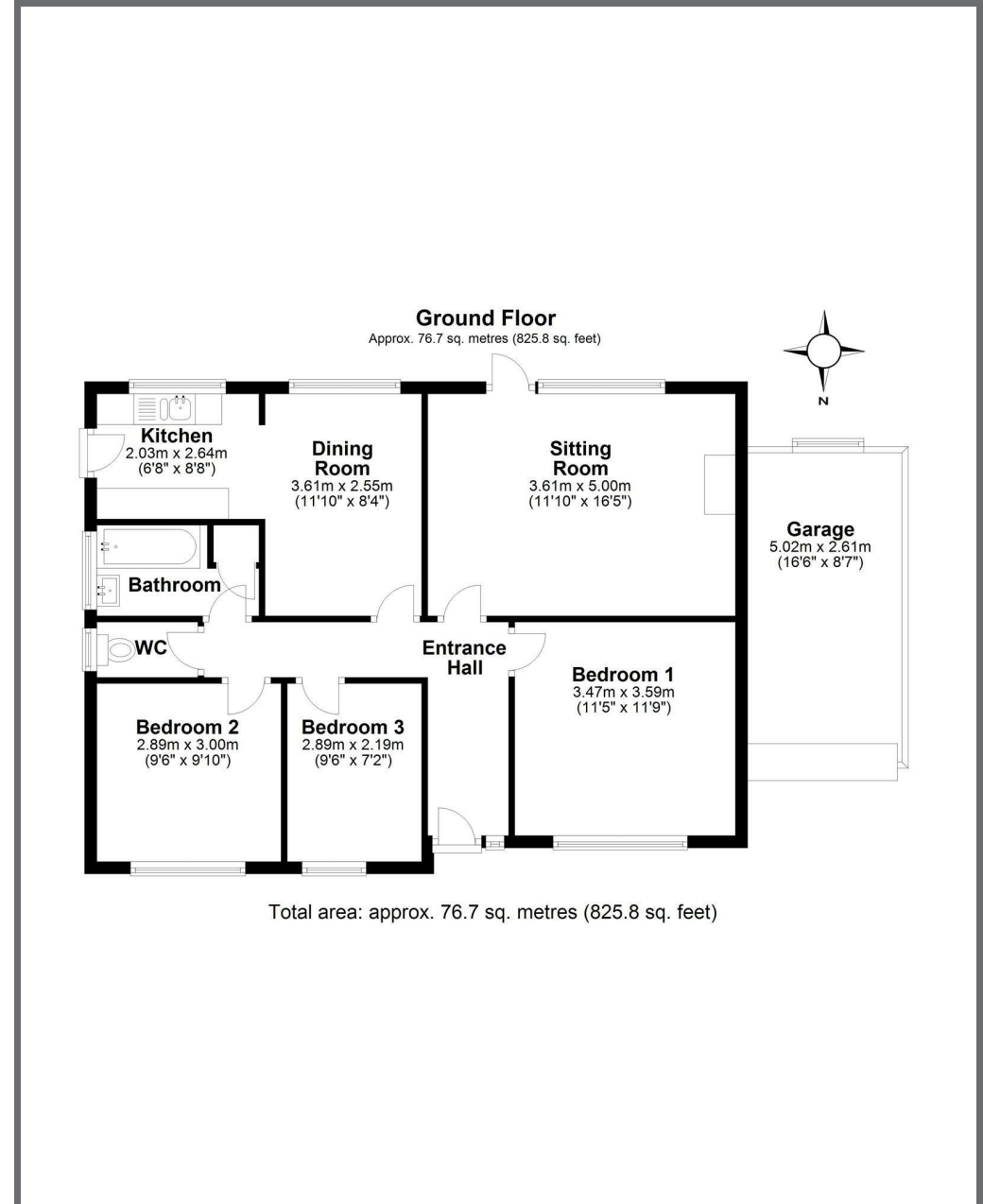
From Kingsbridge, take the A379 Dartmouth road. On entering West Charleton, pass the village hall on the right hand and then just before The Charleton pub, turn left into Charleton Way. Proceed up the hill right to the top of the road, and the property can be found just around the top bend on the right-hand 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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