



13, Saunders Way



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West Charleton, Kingsbridge, TQ7 2BS

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

A superbly presented mid- terraced property with three bedrooms that enjoys views over the countryside and towards the estuary benefiting from a garden and a garage.

- Mid-Terrace Property
- Fabulous Open-Plan Living
- Delightful Far-Reaching Views
- Solar Panels & Battery Storage
- Beautifully Presented Throughout
- Freehold
- Superbly Fitted Kitchen
- Three Bedrooms
- Garden & Garage
- Council Tax Band: B

Guide Price £300,000

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

This delightful elevated terraced property, enjoys far reaching rural views towards the estuary, and has beautifully presented accommodation including three bedrooms, garage and parking, and benefitting from solar panels and battery storage.



ACCOMMODATION

This super property has been thoughtfully modernised to create spacious and wonderfully light interiors, access into the hallway with stairs to the first floor and useful coat/shoe storage cupboard. Cloakroom/WC. Door into a good-sized open plan 'L' shaped sun-room, sitting room, study space and dining room that has been well-zoned and is open to the kitchen. The kitchen has been well fitted with a comprehensive range of contemporary units, integrated oven and hob, door to the rear garden with useful storage for a washing machine and tumble dryer.

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. The family bathroom is complete with a white suite comprising of a panelled bath with a 'mira zest' electric shower over, vanity unit with wash hand basin, WC, fully tiled walls, tiled floor, extractor fan, chrome-heated towel rail.

OUTSIDE

To the front of the property there is a patio area with outdoor seating area that enjoys countryside views towards the estuary. To the rear there is an enclosed garden with storage area.

The property benefits from a garage within a block that has been fitted with a new garage door and roof. In addition there is ample on-street parking.

SERVICES

Mains water, drainage and electric with 8 solar panels and battery storage.

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

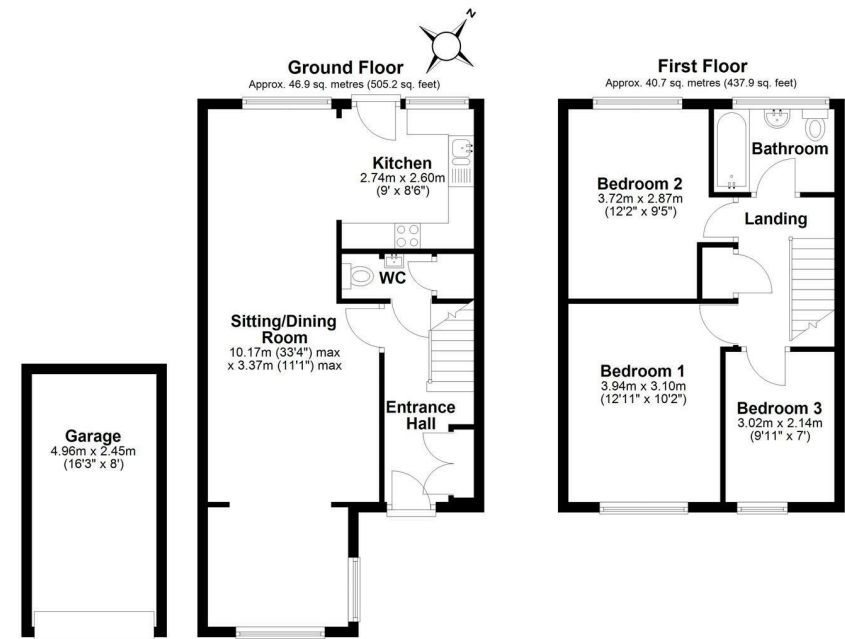
From our office following Embankment Road out of Kingsbridge along the A379 to West Charleton. Turn left onto Lyte Lane and then take the first left onto Saunders Way and take the first left where the property will be found on the left hand side by walking along the row of terraces at the end of Saunders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



Total area: approx. 87.6 sq. metres (943.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	70	70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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