STAGS

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5 Compton Road, West Charleton, TQ7 2BP

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles

A detached bungalow with three bedrooms set within a desirable village location that benefits from wonderful views over the surrounding countryside towards the estuary.

- Detached Bungalow
- Kitchen Diner & Utility Room
- Three Bedrooms
- Driveway & Garage
- Freehold
- Country And Estuary Views
- Sitting Room With Delightful Views
- Front & Rear Gardens
- No Onward Chain
- Council Tax Band: D

Guide Price £400,000

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
A delightful, detached, three-bedroomed, bungalow set in an elevated position with far-reaching views over the village, surrounding countryside towards the estuary.

ACCOMMODATION
The accommodation has positive natural light and includes from the driveway, steps down to the front of the property. Entrance hall, door into the kitchen diner, kitchen area fitted with a range of wall and base units with space for a dishwasher, integrated double oven, hob with extractor over, fridge freezer. Utility room with space and plumbing for a washing machine, oil-fired boiler, built-in cupboard. The sitting room is a lovely size, with patio doors leading out to the garden and benefitting from the glorious views. There are two double bedrooms, both with built-in cupboards along with a single bedroom/study. Shower room with large walk-in shower, WC, wash hand basin.

OUTSIDE
The property has a driveway leading to a detached single garage. Steps lead down to the property and the garden. The rear garden has beautiful views and is mainly paved, with planted beds and hedging.

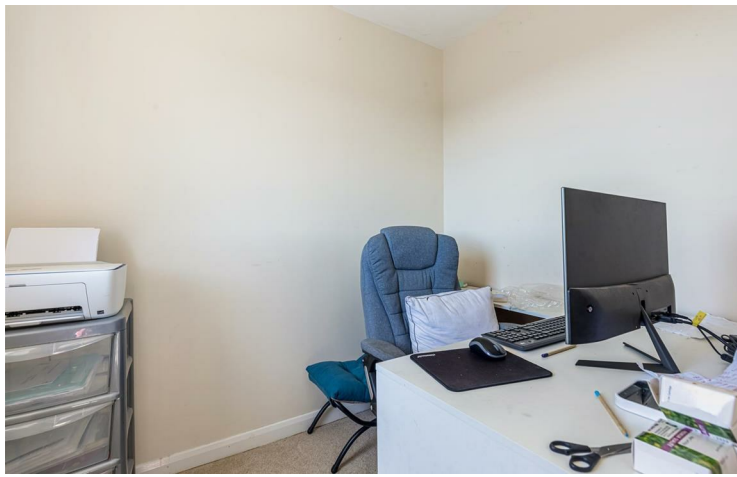
SERVICES
Mains water, drainage, electric. Oil fired central heating. Superfast broadband is available at this location. Mobile is likely from O2, Three, EE and Vodafone at this location. (OfCom).

TENURE
Freehold.

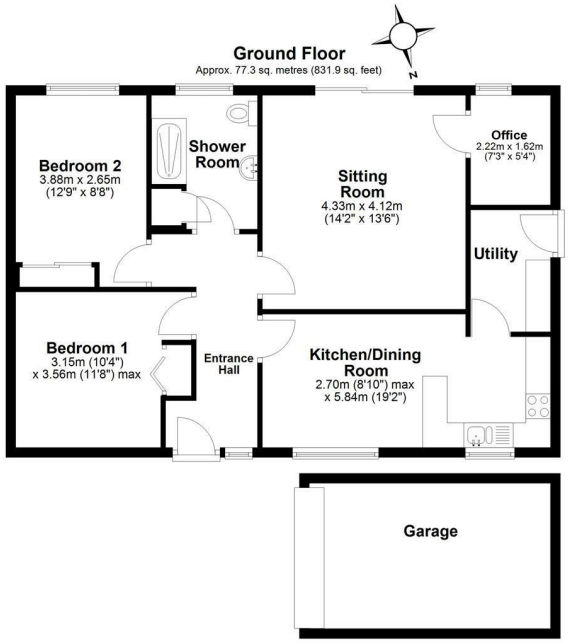
LOCAL AUTHORITY
South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE

DIRECTIONS
From Kingsbridge proceed on the A379 towards West Charleton passing the primary school on your right. Take the next turning on your left onto Lyte Lane, follow the road uphill and turn right into Compton Road where the property 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.



Total area: approx. 77.3 sq. metres (831.9 sq. feet)

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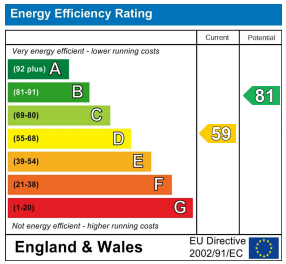

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