



1, Scotts Close



STAGS

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Churchstow, Kingsbridge, TQ7 3RB

Kingsbridge 2 miles Salcombe 6 miles Plymouth 19 miles

This beautifully presented, semi-detached bungalow with deceptively spacious accommodation is located in a convenient cul-de-sac position in the desirable village of Churchstow, close to the village shop and bus-stop, with lovely gardens and parking.

- Semi-Detached Bungalow
- Shop, Pub and Bus-Stop Within Walking Distance
- Flexible Accommodation
- Low-Maintenance Garden And Parking
- Freehold
- Desirable Village Location
- Beautifully Presented
- Far-Reaching Village And Rural Views
- No Onward Chain
- Council Tax Band: D

Offers In Excess Of £350,000

SITUATION

Churchstow is a pretty village with its own inn, Post Office/village store and Church. It is only 2 miles from the thriving market town of Kingsbridge with an excellent range of shops, local services and facilities including a sports centre, primary school and Kingsbridge community college, health centre and cottage hospital. The renowned surfing beach at Bantham and the sandy beaches at Thurlestone and South Milton are all just a short drive away. The sailing town of Salcombe is approximately 6 miles to the South, and the naval town of Dartmouth is just half an hour or so away.

DESCRIPTION

This very practical and attractive bungalow offers many options for using the rooms, so could suit a retired single person or couple, a principal residence for a family, or a flexible holiday home, with minimal adjustments.



ACCOMMODATION

1 Scotts Close is a beautifully presented semi-detached bungalow, with views over the village and surrounding countryside, which offers deceptively spacious and flexible accommodation, full of natural light.

The accommodation presently comprises a beautiful sunny, dual aspect kitchen dining-room, with a good range of units and tiled floor. This leads to a study area with bay window and built-in storage cupboard. This, in turn, leads to the bright and airy sitting room, with pretty views and LPG 'wood-burner effect' fire.

The attractive master double bedroom has dual aspect windows and a range of built in wardrobes. The second bedroom is a generous double, with wood lined ceiling and ceiling light, and French doors leading to the sunny patio. A large utility room has space and plumbing for washing machine and tumble drier. This room was once a bedroom, and could easily be reconverted.

The shower room has walk-in shower, wash hand basin, toilet, heated towel rail and built in cupboard. The smaller wet room has shower, toilet, small wash hand basin and cupboard (with plumbing for washing machine).

Stairs lead to a flexible attic space, currently set as a bedroom, but with many potential uses. Features two roof lights and access to eaves storage.

OUTSIDE

Outside there is driveway parking along with beautiful garden, designed with low maintenance in mind, planted with mature shrub borders, bark pathways and to the rear is a patio area with walled garden, planted beds, store, oil tank, oil-fired boiler.

SERVICES

Mains water, drainage and electric with oil-fired central 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. On entering the village of Churchstow, turn left just after the Church House Inn and then left again into Scotts Close. No 1 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		
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	46	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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