



10 Grenville Close



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Stokenham, Kingsbridge, Devon, TQ7 2SY

Torcross Beach 2.5 miles, Kingsbridge 5 miles, Totnes 13 miles.

An incredibly bright and welcoming detached 3 bed modernised bungalow, garage, private drive and superb outside entertaining areas

- Modernised detached bungalow in excellent condition
- Exceptional open plan entertaining area
- Landscaped gardens and large tiled terrace
- Stunning south facing views
- Freehold
- 3 double bedrooms, en suite and family shower room
- Superb insulated home office
- Detached large garage with generous parking area
- Additional stone and timber storage sheds
- Council Tax band D

Guide Price £675,000

DESCRIPTION & ACCOMMODATION

10 Grenville Close is a beautifully modernised detached bungalow, presented in excellent condition and offering versatile accommodation with stunning south-facing views. The property has been extensively improved by the current owner, including the creation of a superb 180m² porcelain-tiled terrace, perfectly positioned to enjoy the landscaped gardens and far-reaching countryside outlook.

Inside, the accommodation is well planned and generously proportioned. The principal bedroom enjoys direct access to the terrace, fitted wardrobes, and a stylish en-suite shower room. There are two further double bedrooms served by a contemporary family shower room. The highlight of the home is the impressive open-plan kitchen, dining, and sitting room, featuring a vaulted ceiling, wood-burning stove, integrated appliances, and sliding doors opening directly onto the terrace.

The gardens have been meticulously landscaped to provide a series of terraced areas, lawns, and productive kitchen gardens. At the lower levels are a mature magnolia tree, a timber store, and a stone outbuilding with lean-to, ideal for log storage. A superb insulated home office with power, data cabling, and tri-fold doors enjoys panoramic views over the village rooftops and towards Stokenham Church, making it perfect for remote working.

The property is further complemented by excellent parking and outbuildings. A tarmacadam drive offers ample space for several vehicles and boats. There is a large garage with an electric roller shutter door and roof storage inside. Pathways run around the property, with the eastern elevation providing wide access and additional storage space.

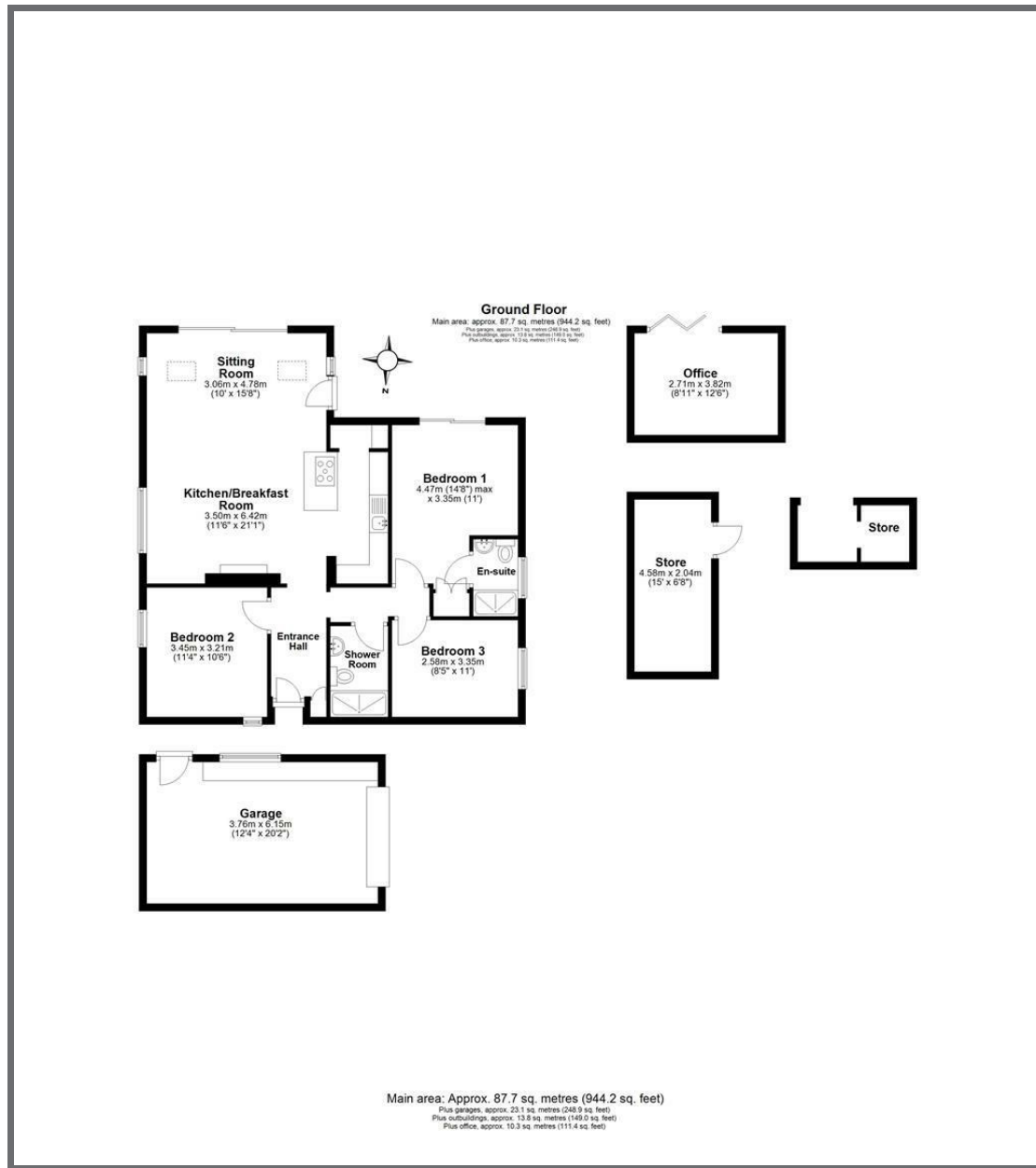
SERVICES & TENURE

Mains water, drainage, oil fired central heating with electric under floor heating in the bathroom. According to Ofcom, good mobile coverage and up to Superfast broadband is available. Freehold.





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	54	69
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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