







## 21 Mead Drive

Thurlestone, TQ7 3TA

Located in the sought after village of Thurlestone, the property is within walking distance of beaches, coast paths, pub, post office and Thurlestone Golf Club. Being within the catchment area of both Thurlestone Primary School and Kingsbridge Community College, this is an ideal property for those seeking a family home.

This delightful property comprises a spacious entrance hall with downstairs WC, leading through to a well proportioned living room with dual aspect windows, log burning stove and access to a spacious conservatory with room for dining room table. To the rear of the property is a newly fitted kitchen featuring a large island unit with induction hob and breakfast bar, surrounding fitted floor and wall units with wooden worktops, integrated microwave and fan oven, oil-fired Stanley range for hot water and central heating, fitted larder cupboard, double sink and delightful views over rear garden and surrounding countryside.

A further corridor leads from the hall to a flexible downstairs bedroom space benefiting from en-suite bathroom and separate external entrance. To the front there is a utility space with external entrance and there is a further single integrated garage

Stairs lead up to bright and airy upstairs sitting area with access to large sun balcony and distant views to the sea. To the front there is a spacious master bedroom with en-suite shower room and there are two further double bedrooms to the rear plus a further substantial bedroom with views to both front and rear. There is also a fully equipped family shower room with walk-in shower, pedestal sink and WC.

The property benefits from a large surrounding plot with private rear garden plus a substantial lean-to style greenhouse, workshop and garden shed. To the front there is a private enclosed garden area with lawn and terrace plus a large sun deck. There is a substantial off road parking space for at least three cars.

- **Detached**
- **Off-Road Parking**
- **Generous Plot**
- **Spacious Accommodation**
- **Sea Views**
- **Five Bedrooms**
- **Woodburning Stove**
- **Single Garage**
- **Sought After Location**
- **Garden with Sunny Aspect**



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21 Mead Drive is situated in a desirable position on the popular Thurlestone Mead Estate, backing onto open countryside and benefitting from a large plot, sunny aspect and far reaching sea views.

## 21 Mead Drive, Thurlestone, TQ7 3TA

Approximate Gross Internal Floor Area = 214.1 sq m / 2305 sq ft  
 Garage Area = 14.6 sq m / 157 sq ft  
 Outbuilding Area = 24.6 sq m / 265 sq ft  
 Total Area = 253.3 sq m / 2727 sq ft

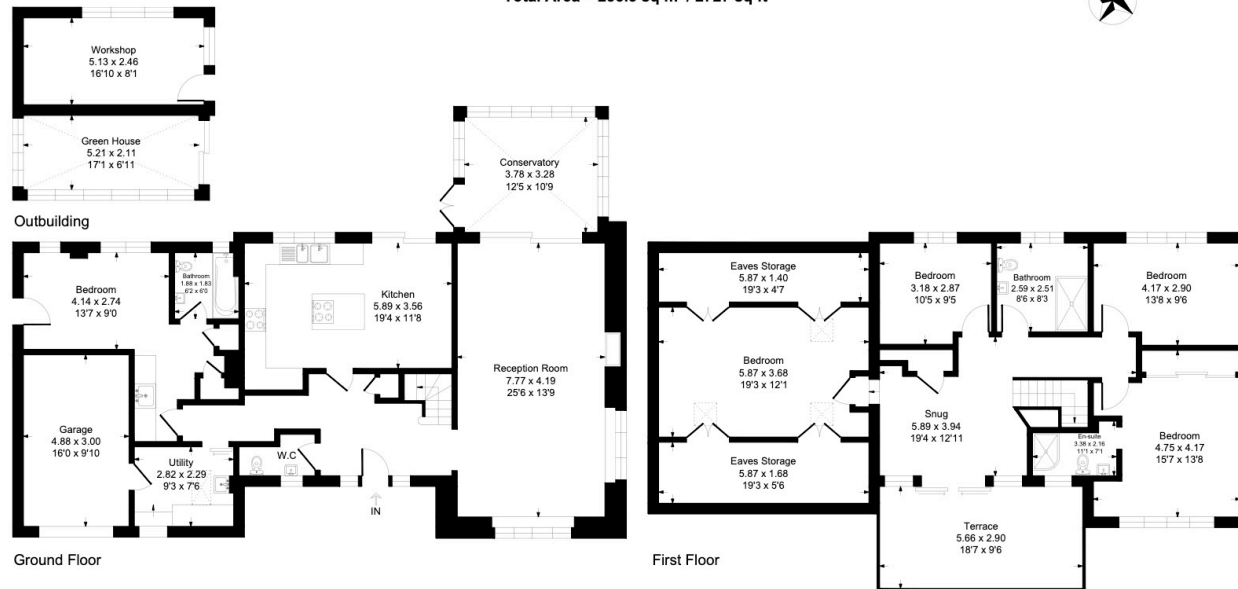


Illustration for identification purposes only, measurements are approximate, not to scale.



### SERVICES

Mains electricity, water and drainage. Oil fired central heating.

### COUNCIL TAX

The property is in Council Tax Band G

### TENURE

Freehold

### LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Totnes TQ9 5NE. Tel: 01803 861234.

### VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01752 880044.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		