







A detached bungalow with three bedrooms in an excellent position on a quiet residential cul-de-sac with driveway and garage, enjoying lovely views, in the sought after coastal village of Thurlestone

- **Detached bungalow**
- **Wonderful coastal village**
- **Three double bedrooms**
- **Driveway and garage**
- **Secluded rear garden**
- **Quiet cul-de-sac**
- **Rural and sea views**
- **Rear conservatory**
- **Close to the beach**
- **Bright and spacious**
- **Refurbishment needed**

5 Lambs Close

Thurlestone, TQ7 3PF

This spacious and detached bungalow is located in a good position in Lambs Close, a quiet cul-de-sac in Thurlestone. Positioned on the hillside looking towards the sea, this property benefits from not being overlooked and offers some lovely rural and sea views.

With good proportions throughout, this excellent bungalow has three double bedrooms, a family bathroom and an additional WC. A central hallway opens into a large open-plan corner living room and dining room, leading to a rear conservatory, with an adjoining separate kitchen. To the side is a boot room with integral access to a double garage. The property is in need of renovation and modernisation throughout.

The plot is a good size, with simple lawned garden and driveway to the front, side access and a charming larger garden to the rear, which is enclosed by established trees and hedges offering seclusion, privacy and a view with glimpses of the sea.

Thurlestone was originally a coastal hamlet supporting fishing families. Nowadays, it boasts a 4* Hotel and village pub, excellent golf course and tennis club, church, primary school and village hall, shop and post office. There are wonderful sandy beaches and access onto the South West Coastal Path. Overall there is a wealth of activities for both permanent residents and second home owners alike.

Thurlestone is a short drive from the renowned sailing town of Salcombe and the thriving estuary town of Kingsbridge which has a cottage hospital and secondary school. The A38 is circa 8 miles north offering access to the motorway network, with the historic market town of Totnes 13 miles north east, offering an eclectic mix of local shops and cafes and a main line train station to London. Thurlestone is the perfect place from which to explore all of the South Hams and the West Country with peaceful coastal living on your doorstep.



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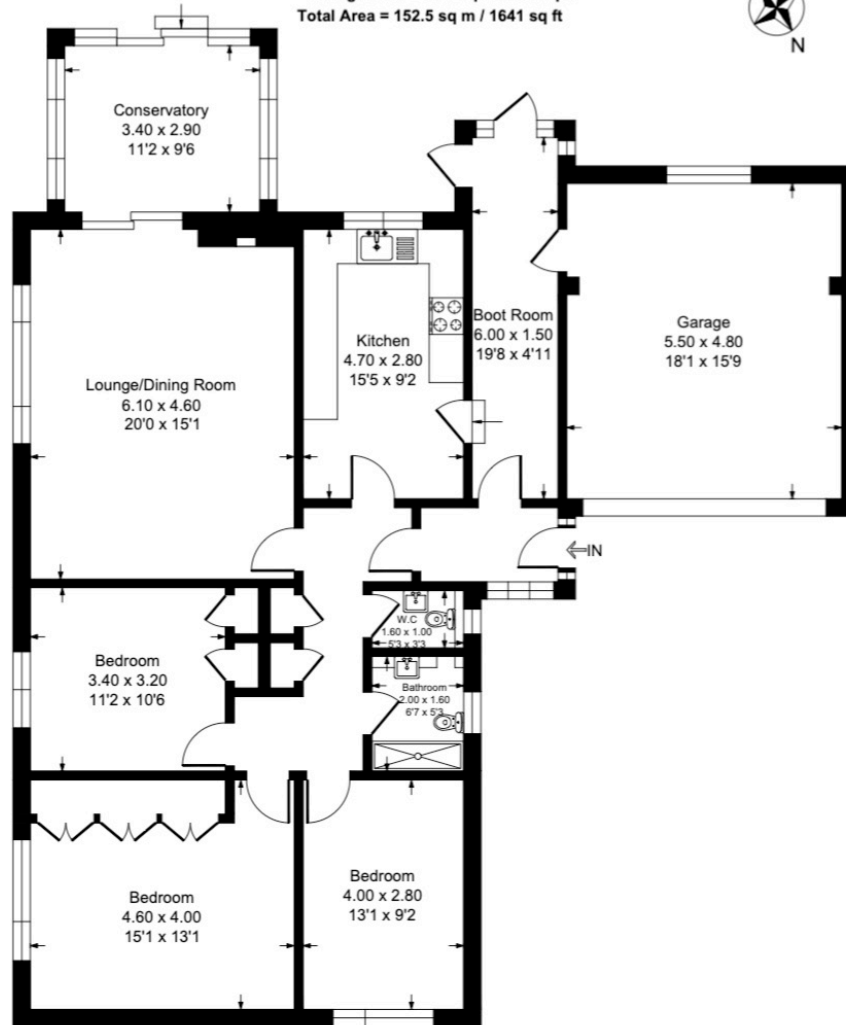
www.luscombemaye.com

5 Lambs Close, Thurlestone, Kingsbridge, TQ7 3PF

Approximate Gross Internal Floor Area = 126.1 sq m / 1357 sq ft

Garage Area = 26.4 sq m / 284 sq ft

Total Area = 152.5 sq m / 1641 sq ft



Ground Floor

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



SERVICES

Mains electric, 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 01548 845090

DIRECTIONS

On entering the village of Thurlestone, turn left into Court Park and drive down the hill, bearing right at the bottom. Lambs Close will then be found on the right hand side. No. 5 will be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		

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