











## 6 Court Park

### Thurlestone TQ7 3LX

6 Court Park has been lovingly upgraded by the current owners, and occupies a generous plot, in a secluded cul-de-sac in the desirable village of Thurlestone.

Upon entering the property, you'll find an entrance hall with plenty of room for shoes and coats, an open plan kitchen/living/dining room having a large picture window and conservatory to the side, providing an abundance of natural light. The sitting room benefits from a lovely wood burning stove, making this an enjoyable spot all year round. The kitchen is modern and has a range of mounted wall and floor units and integrated appliances, with a utility to the side. Further accommodation includes 3 double bedrooms, one having an en-suite and a family bathroom with separate W.C.

Outside there is a lovely wrap around garden which is mainly laid to lawn, fully enclosed with a range of mature shrubs and hedges on the border, with a sun terrace, a single garage and a driveway.

Thurlestone boasts a 4\* Hotel and village pub, excellent golf course and tennis club, church, primary school and village hall, sandy beaches and the South West Coastal Path, offering a wealth of activities for both permanent residents and second home owners alike.



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A well presented detached bungalow, in a quiet, tucked away position, with sea glimpses having a pretty wrap around garden, garage and parking in the popular village of Thurlestone

- **Detached bungalow**
- **3 double bedrooms**
- **Open plan living**
- **Family bathroom & en-suite**
- **Modern kitchen**
- **Separate utility**
- **Conservatory**
- **Wrap around garden**
- **Single garage & driveway**
- **Sought after village of Thurlestone**

## 6 Court Park, Thurlestone, TQ7 3LX

Approximate Gross Internal Floor Area = 124.5 sq m / 1341 sq ft  
 Garage Area = 14.8 sq m / 160 sq ft  
 Total Area = 139.3 sq m / 1500 sq ft

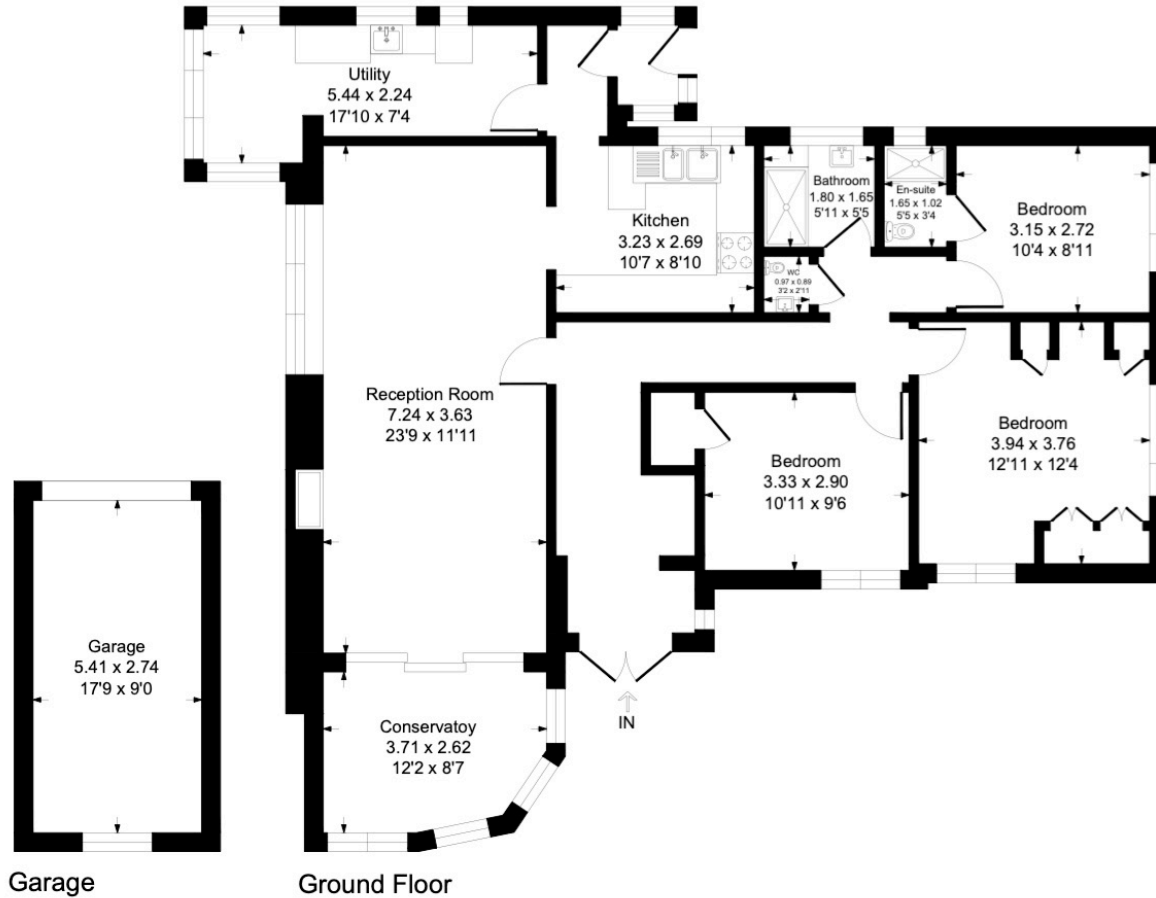


Illustration for identification purposes only, measurements are approximate, not to scale.



### SERVICES

Mains electric, water, and drainage. Oil-fired central heating.

### COUNCIL TAX

The property is in Council Tax Band E

### 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

As you enter the village, turn left into Court Park. Continue down the hill and take the second turning on the right hand side. No.6 will then be found at the end of the cul de sac, on the left hand side.

| Energy Efficiency Rating                    |          | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs |          |         |           |
| (92-100)                                    | <b>A</b> |         |           |
| (81-91)                                     | <b>B</b> |         |           |
| (69-80)                                     | <b>C</b> |         | 73        |
| (55-68)                                     | <b>D</b> |         |           |
| (39-54)                                     | <b>E</b> | 45      |           |
| (21-38)                                     | <b>F</b> |         |           |