











## 10 Lambs Close

### Thurlestone TQ7 3PF

A spacious, detached bungalow with great potential located in an enviable position within Lambs Close. Positioned on a large corner plot, the property benefits from a secluded rear garden and offers lovely rural and coastal views.

With good proportions throughout, this excellent bungalow is entered through a central hallway opening into a spacious kitchen/diner and large living room both with beautiful outlooks over the rolling hills and out to sea. To the rear there are three bedrooms two of which are doubles alongside the family bathroom and a separate WC.

10 Lambs Close enjoys a large, private wrap around garden and small patio area perfect for enjoying the afternoon sun. To the front there is a further laid out lawn garden with a variety of shrubs, off road parking for several vehicles and a large detached garage and/or workshop.

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.

A detached, three bedroom bungalow within the sought after village of Thurlestone boasting lovely sea and country views, a generous corner plot, double garage, driveway parking and within walking distance of the centre of the village

- **Detached bungalow**
- **Generous corner plot**
- **Lovely sea views**
- **Three bedrooms**
- **Double garage**
- **Driveway parking**
- **Front and rear gardens**
- **Walking Distance to beach**
- **Sought after location**
- **Walk into the village**
- **EPC D**



2 Island Square, Island Street, Salcombe, Devon,  
TQ8 8DP  
Telephone 01548 843593  
salcombe@luscombemaye.com  
[www.luscombemaye.com](http://www.luscombemaye.com)

10 Lambs Close, Thurlestone, TQ7 3PF

Approximate Gross Internal Floor Area = 107.0 sq m / 1152 sq ft  
Garage Area = 26.0 sq m / 280 sq ft  
Total Area = 133.0 sq m / 1432 sq ft

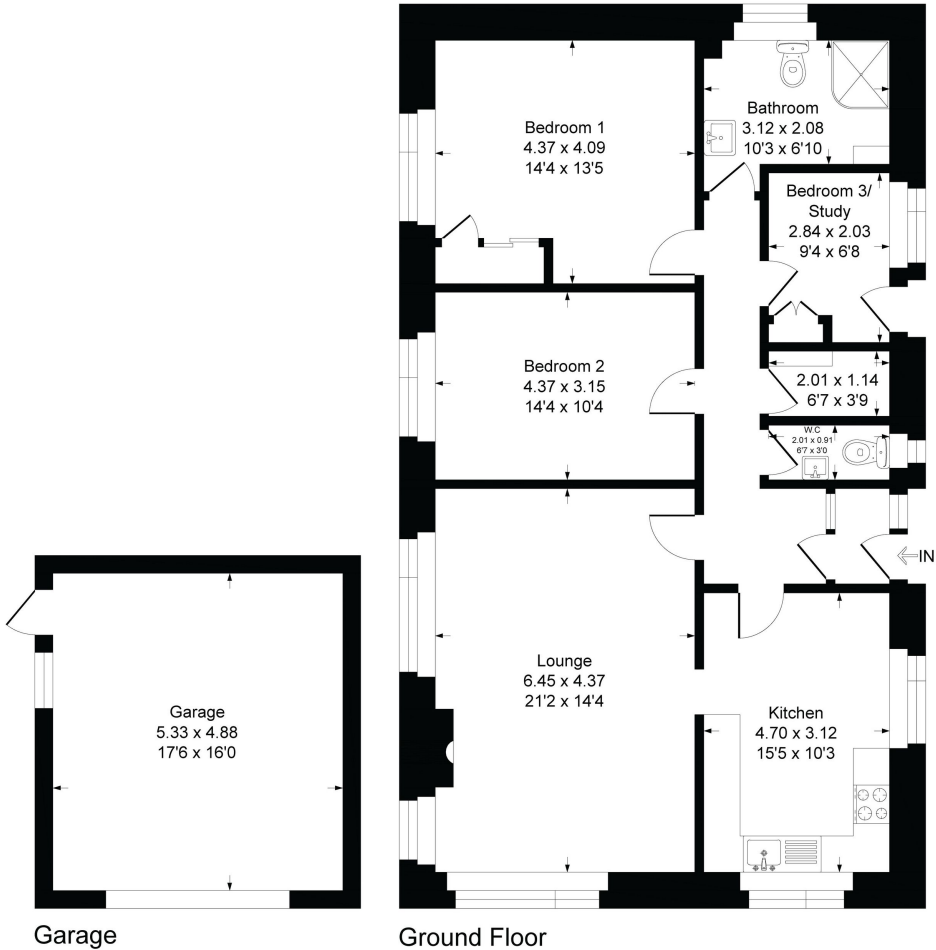


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES  
Council Tax: Band E  
Tenure: Freehold  
Construction: Believed to be of standard construction  
Electric: Mains  
Water: Mains  
Heating: Oil  
Sewerage: Mains  
Broadband: ADSL  
Mobile signal: <https://checker.ofcom.org.uk/>  
Parking: Double garage/driveway

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

Viewing: Strictly by appointment with Luscombe Maye

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 with No.  
10 at the top on the right hand side.

