

3 BUTSONS CLOSE



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

3 BUTSONS CLOSE

Description

Situated in a private cul-de-sac in the heart of the village of Stokenham, we offer to the market this substantial, bright and spacious reverse level property.

The property which could benefit from modernisation offers the opportunity to put your own stamp on and create a fabulous family home thanks to the versatile layout.

Currently the accommodation comprises spacious entrance hall with stairs to the ground floor and built-in storage cupboards. The reception room is to the rear, it has lovely views over the garden and a feature stone fireplace. From here sliding doors take you through to the dual aspect conservatory which is a lovely room for dining or simply relaxing, with patio doors that open on to the south facing terrace where you can take in the superb views to the sea and surrounding countryside.

The kitchen has plenty of floor and wall units with integrated appliances, a Stiltz single person lift which gives ease of access to the ground floor and from the window there are glimpses of the sea at Torcross. Completing the first floor are two double bedrooms, both with built in wardrobes, a family bathroom and a separate shower room.

The ground floor offers real potential for conversion, the area could be incorporated into part of the everyday living space, ideal for a home office or workshop for someone with a small business. Currently it's set up as a third double bedroom with views over the front garden. A large utility room/store, which has fitted units and ample space for a washing machine/tumble dryer, lift and access door through to the garage which has an up and over roller door.

To the front is a pretty garden laid to lawn with flower bed, driveway parking in front of the garage and steps to one side taking you up to the entrance. The large rear garden is well established, mainly laid to lawn with rockery and established bushes, shrubs and plant borders bound by timber fencing.

Situation

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

Directions

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From Kingsbridge take the A379 coast road towards Dartmouth passing through the villages of West and East Charleton and Frogmore. On reaching the village of Stokenham go straight on at the mini roundabout towards Torcross. Approximately 200 yards beyond the mini roundabout there is a sharp right-hand bend, turn left here then first left into Butsons Close where you will see the property on the right-hand side.



PROPERTY DETAILS

Property Address

3 Butsons Close, Stokenham, Kingsbridge, Devon TQ7 2TB

Mileages

Kingsbridge 5 miles; Salcombe 11 miles; Dartmouth 9 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired central heating. Smoke alarm in hall. Carbon Monoxide alarm in utility. Lift from the ground floor utility/store into the first floor kitchen.

EPC Rating

Band D. Current: 61, Potential: 78

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- Large detached property
- Reverse level living with views to the sea and surrounding countryside
- Enclosed rear lawned garden, pretty front garden
- Conservatory and front south facing terrace
- Private cul-de-sac location, short walk into the village
- Garage and driveway parking
- Large utility/store room
- Chain free

Fixtures & Fittings

All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

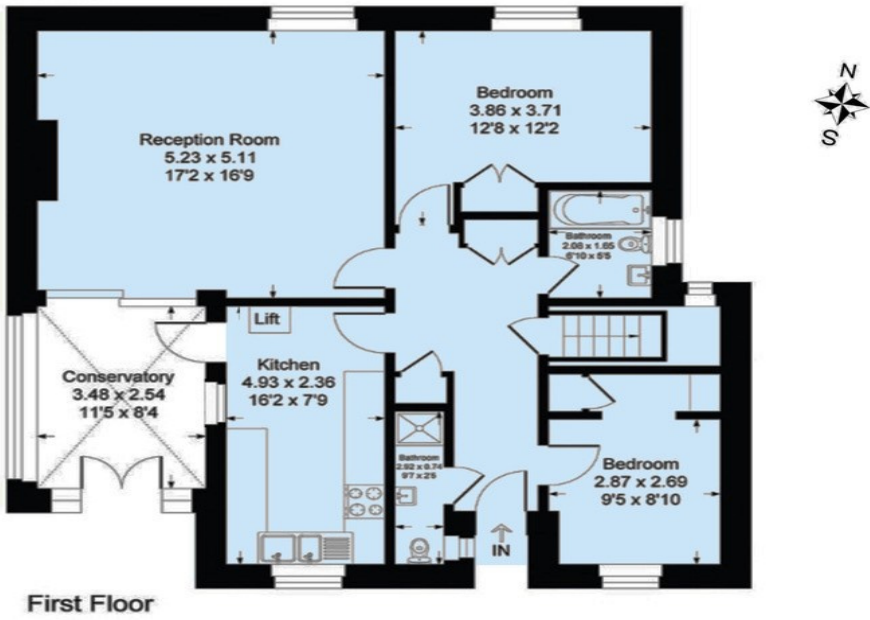
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN

NB. This Floorplan is for illustrative purposes only.
All dimensions are approximate.



Total area: 130.3 sq.m
(1403 sq ft) Approx
Garage /Workshop: 15.6 sq.m
(168 sq ft) Approx

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