





Luscombe Maye **150** YEARS



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Lingen

Kiln Lane, Stokenham, TQ7 2SF

This delightful property comprises spacious entrance hall with ample room for shoes and coats leading through to three generous double bedrooms all enjoying views across the front or rear gardens with both bedroom one and two benefitting from inbuilt storage. The family bathroom comprises bath with shower over and pedestal hand basin with a separate low-level W/C and hand basin. To the front of the property, you will find a bright and airy living room enjoying an open fireplace and double doors giving access into a well-proportioned dining room with beautiful views across the garden and nearby countryside and access into the garden. The kitchen comprises a range of wall and base units, with space for an oven/hob, fridge-freezer and washing machine and room for a small breakfast table.

Outside, the property enjoys a south facing mainly laid to lawn garden bordered with a range of mature hedges and shrubs with a small patioed area leading round to further rear and side gardens. The property also benefits from a driveway providing off road parking and garage with up and over door.

Stokenham lies along the A379 between Kingsbridge and the Naval town of Dartmouth and there are facilities in the village of Chillington including a Health Centre, Post Office and Stores, hairdresser and Public House. There is a popular Public House in Stokenham called Church House Inn and the St Michael and All Angels Church nearby. The popular Stokenham Primary School is within walking distance and there is a further primary school at nearby West Charleton and secondary schooling at Kingsbridge Community College.

A well presented three bedroom detached bungalow located in an elevated position within a sought after location enjoying beautiful far reaching countryside views.

- **Detached**
- **Generous Plot**
- **Far reaching views**
- **Short Drive to the Coast**
- **Nearby Walks**
- **Elevated Position**
- **Spacious Accommodation**
- **Light and Bright Throughout**
- **Front and Rear Gardens**
- **Off Road Parking**
- **Three Bedrooms**



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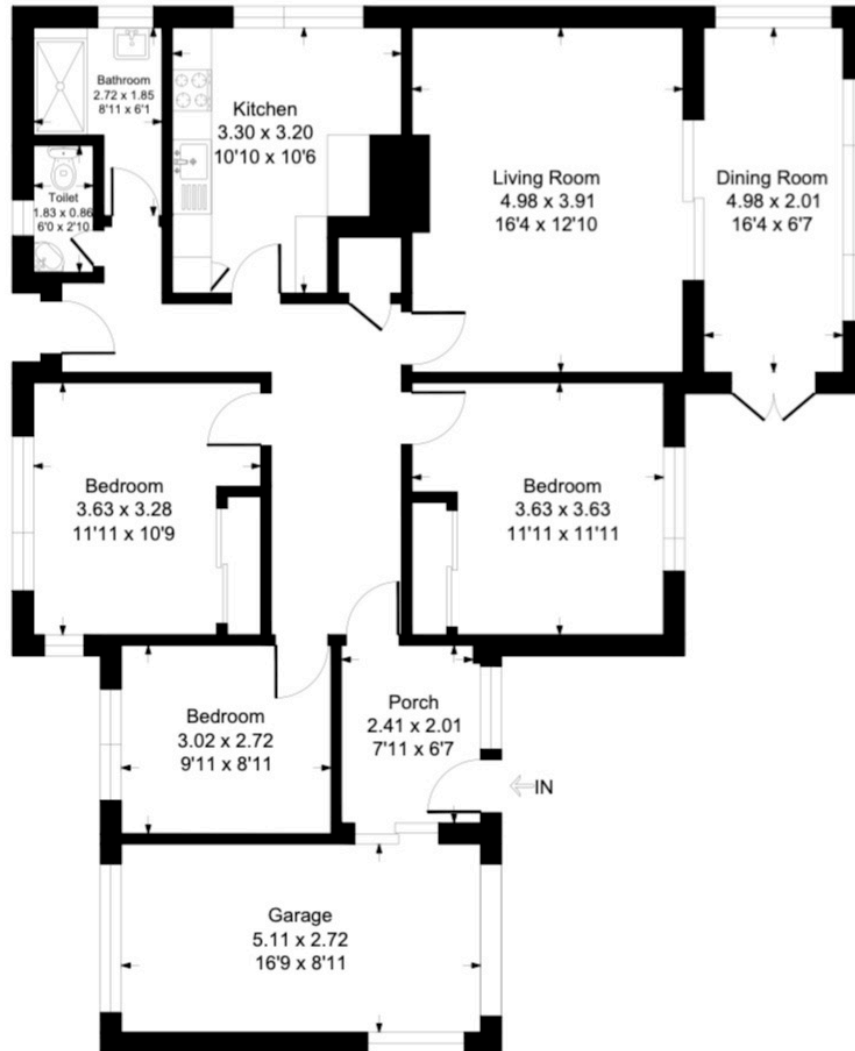
www.luscombemaye.com

Lingen, Kiln Lane, Stokenham, TQ7 2SQ

Approximate Gross Internal Floor Area = 106.8 sq m / 1150 sq ft

Garage Area = 14.0 sq m / 152 sq ft

Total Area = 120.8 sq m / 1301 sq ft



SERVICES

Mains Electricity, 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 800 178.

DIRECTIONS

From Kingsbridge town centre proceed towards Torcross along the A379, upon reaching Stokenham, at the roundabout take the first exit proceeding past the school following the road round to the right onto Kiln Lane. Proceed along Kiln Lane passing Grenville Close on the right hand side and Lingen can be found as the 4th property from the end on the left hand side.

Address: Lingen, Kiln Lane, Stokenham, Kingsbridge, TQ7 2SQ
RRN: 2737-6023-4000-0142-6292

Energy Rating	
Most energy efficient - lower running costs	CURRENT POTENTIAL
(92 plus) A	82
(81 - 91) B	
(69 - 80) C	
(55 - 68) D	
(39 - 54) E	
(21 - 38) F	
(1 - 20) G	
58	

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