



Luscombe Maye

Since 1873

# Lyte Lane, West Charleton, Kingsbridge, TQ7 2BW

Guide Price £450,000

3 1 1



16 Lyte Lane is a detached 3 bedroom family home, in need of some updating having the possibility of creating extra living accommodation. The property is reverse living with the first floor enjoying spectacular views across the village to the Kingsbridge and Salcombe estuary. The property boasts spacious living accommodation and benefits from an abundance of natural light which flows throughout the property. On this floor you will also find a kitchen, two bedrooms and a family bathroom. The ground floor features a garage, cellar, workshop and a bedroom. To the rear of the property is an enclosed garden mainly laid to lawn with the top of the garden benefiting from the wonderful views. To the front of the property is a driveway with parking for several vehicles together with an integral garage.

The sought after village of West Charleton offers a well-regarded public house, The Ashburton Arms and Primary School and a church. The village offers a regular bus service every hour throughout the day to Dartmouth and Plymouth. The surrounding South Hams countryside is host to a wide variety of recreational opportunities including an indoor sports centre and swimming pool at Quayside Leisure Centre in Kingsbridge, two 18-hole golf courses flanking the mouth of the River Avon at Thurlestone and Bigbury and sailing at Salcombe and Dartmouth. There are also good shopping facilities in Kingsbridge, Dartmouth and Salcombe. There are numerous sandy beaches and coves around the coastline much of which is owned by the national trust and traversed by the Devon South Coast Path.

## TENURE

Freehold

## SERVICES

Mains Electricity, water, drainage. Oil fired central heating.

## COUNCIL TAX

The property is council band 'E'

## LOCAL AUTHORITY



16 Lyte Lane, West Charleton, Kingsbridge, TQ7 2BW

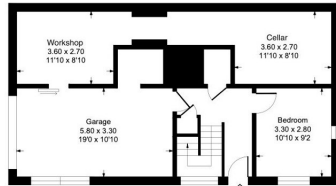
Approximate Gross Internal Floor Area = 123.3 sq m / 1328 sq ft

Garage Area = 19.1 sq m / 206 sq ft

Total Area = 142.4 sq m / 1534 sq ft



First Floor



Ground Floor

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

- Detached House
- 3 bedrooms
- Spectacular views
- Ample parking
- Potential for creating extra living accommodation
- Popular cul-de-sac
- Garden with views
- Single integral garage
- Bathroom



English | [Contact](#)

### Energy performance certificate (EPC)

16 Lyte Lane, West Charleton, Kingsbridge, TQ7 2BW	Energy rating <b>D</b>	148 m <sup>2</sup> GFA 121 m <sup>2</sup> GIA	20 April 2024
Contractor EPC		24220074688-0384-0384	

Property type	Detached house
Total floor area	84 square metres

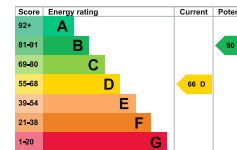
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can view <https://www.gov.uk/guidance/energy-ratings-for-rental-properties>

#### Energy rating and score

This property's energy rating is D. It has the potential to be B.

<https://www.gov.uk/guidance/energy-ratings>



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills will be to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Important Notice: Luscombe Maye gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Luscombe Maye does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor.



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