



Luscombe Maye

Since 1873

# Compton Road, West Charleton

Guide Price £725,000

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Coming to the market for the first time in 24 years, 18 Compton Road has been extended, modernised and thoughtfully designed by the current owners, the property boasts spacious family sized accommodation and a slice of Devon living with all the local amenities only a short distance away.

Having a south facing aspect, this home has been designed to take full advantage of the beautiful views. The kitchen is the heart of the home, boasting contemporary and modern living, having been fitted only a few months ago. Quartz worktops compliment the stylish graphite grey cabinets where there is an abundance of storage space. The dining room is light, airy and a place where one can take in ever changing panorama. Moving into the lounge, a cosy and welcoming setting with a huge picture window framing the beautiful countryside, no need for a television. The Salcombe and Kingsbridge Estuary is also very visible from the lounge.

On this floor you will find three double bedrooms, with the principal bedroom having en-suite shower room and sharing the views across the countryside and over the Salcombe and Kingsbridge Estuary with bedroom two. Bedroom three over looks the rear garden and into the fields beyond. A family bathroom and utility are also located on this floor.

The ground floor has a self-contained spacious apartment, making a perfect opportunity for investment or family use. On this level there is also a single garage with a workshop area and second bedroom to the apartment, now used as a storeroom. The annex can also be accessed from the main house by a lockable door if used for a multi generational apartment or fourth bedroom.

Outside the garden has been well thought out, being mainly laid to lawn, with a large, decked area taking in the surrounding vista. The fields beyond the garden are owned by a local farmer where wildlife thrives. A truly peaceful spot offering a slice of Devon living yet having all the local amenities within a short distance. 18 Compton Road is not short of parking, with the choice of a garage, large driveway or on-road. Totnes mainline station is within a thirty minute drive with good links to London and beyond.



18 Compton Road, West Charleton, Kingsbridge, TQ7 2BP

Approximate Gross Internal Floor Area = 210.0 sq m / 2260 sq ft

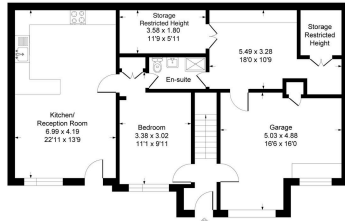
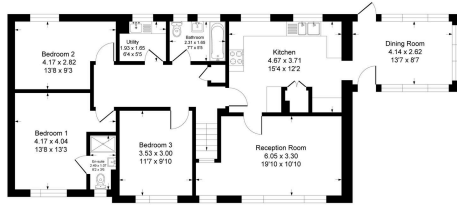


Illustration for identification purposes only, measurements are approximate, not to scale.

- Large detached family home
- 4 double bedrooms
- Self contained apartment
- Wonderful Views
- Modern & contemporary feel
- Backing on to open fields
- Extended & modernised
- Abundance of parking
- Garage
- Sought after location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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