







Concord

Kiln Lane, Stokenham TQ7 2SF

A driveway with parking for several vehicles leads you up to the charming, detached bungalow. You will find a large, tiled entrance hallway with plenty of room for shoes and coats which leads you into this well-proportioned home. The light and airy double reception room is a truly wonderful spot for sitting and looking over the ever-changing rural panorama where wildlife thrives. This property can be enjoyed throughout the seasons, with a cosy wood burning stove, or patio doors leading into the front garden to open in summer. The modern, separate kitchen has plenty of storage with wall to floor mounted units and spacious pantry. The principle bedroom enjoys views into the fields beyond, with bedroom two and three having a pleasing view over the private rear garden. The bathroom is located at the rear of the bungalow with an additional WC added for convenience. Concord benefits from a single garage which is well insulated and can be accessed internally or externally.

Mature shrubs and hedges border the plot, which is South facing. The front garden is extremely spacious and laid to lawn, meaning there is plenty of room for entertaining or basking in the sun. The rear garden backs onto open fields, enjoying an element of privacy. There is ample parking at the front of the property.

Concord is within walking distance to the popular Stokeley farm shop and Torcross. A main bus route passes through Stokenham and along the A379 between Kingsbridge and the Naval town of Dartmouth. The popular Stokenham Primary School is within walking distance. The market town of Kingsbridge is about 6 miles to the west where there is a wide variety of shops and amenities. The sea at Torcross and the famous Slapton Ley fresh water nature reserve are about 2 miles to the east and to the south lies Prawle Point Peninsular, the most southerly part of Devon. Much of the coastline is owned by the National Trust with miles of cliff path walks along the Devon South Coast Path with access to rugged headlands and sandy coves.

A charming bungalow set in an idyllic, elevated spot at the edge of the village, surrounded by an Area of Outstanding Natural Beauty, boasting 3 bedrooms, front and rear gardens and a garage

- **Detached bungalow**
- **Elevated position**
- **Area of Outstanding Natural Beauty**
- **Spacious living room**
- **Beautiful rural views**
- **3 bedrooms**
- **Modern kitchen**
- **Front & rear gardens**
- **South facing aspect**
- **Driveway parking & garage**



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Approximate Gross Internal Floor Area = 123.5 sq m / 1329 sq ft

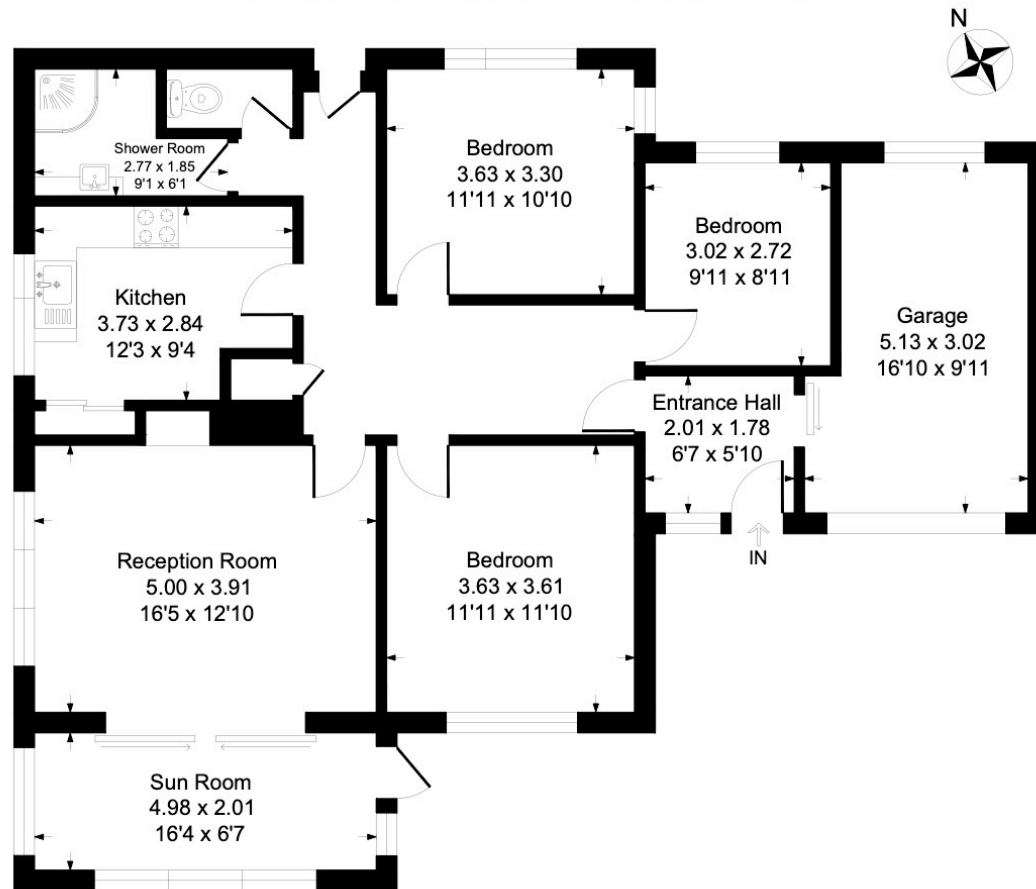


Illustration for identification purposes only, measurements are approximate, not to scale.



SERVICES

Mains electric, water & 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 857474

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, Concord will be found after a short distance



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