



Luscombe Maye
Since 1873

Compton Road, West Charleton

Guide Price £595,000

3 1 1



A well-planned, spacious detached bungalow with three good-sized bedrooms, occupying a sunny south-facing position and commanding panoramic views of the South Hams countryside, officially designated as the South Devon Area of Outstanding Natural Beauty. These include views towards Salcombe and the sheltered waters of the Kingsbridge Estuary.

Positioned approximately 150 feet above sea level, the bungalow occupies a desirable and elevated corner plot in a quiet cul-de-sac. This private location, likely among the largest in the development, is bordered by open countryside on the north and east sides, ensuring a high degree of privacy.

The bungalow offers excellent opportunities for redecoration, refurbishment, and development, and is available with vacant possession.

A welcoming entrance hall features a double-glazed uPVC front door, internal and external lighting, a radiator, telephone point, and a glazed panel drawing in additional light from the dining area.

The open-plan L-shaped lounge and dining room is a standout space, with wide windows capturing the stunning estuary views. A stone-effect fireplace provides a cosy focal point, complemented by remote-controlled roller blinds, two double radiators, TV/satellite points, thermostat, and ceiling lighting. The dining area overlooks the rear garden.

There are three bedrooms: Two doubles, including a bright, south-facing main bedroom. A third single bedroom, suitable as a home office or nursery. All are equipped with radiators, lighting, and power points.

The bathroom features a sky-blue bath with shower attachment and folding screen, pedestal basin, radiator, mirrored cabinet with lighting, recessed LED lights, grab rails, and a shaver point. A separate WC includes a matching toilet with a push-handle flush and grab rail.



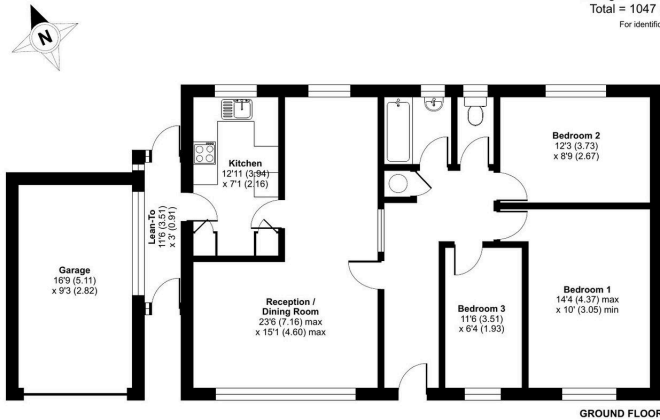
Compton Road, West Charleton, Kingsbridge, TQ7

Approximate Area = 892 sq ft / 82.9 sq m (excludes lean-to)

Garage = 155 sq ft / 14.4 sq m

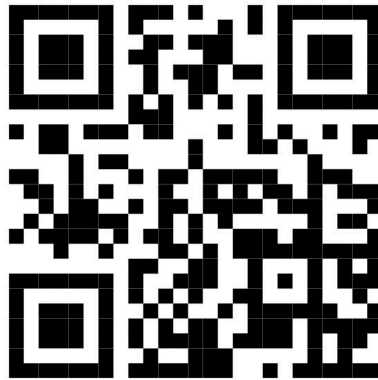
Total = 1047 sq ft / 97.3 sq m

For identification only - Not to scale



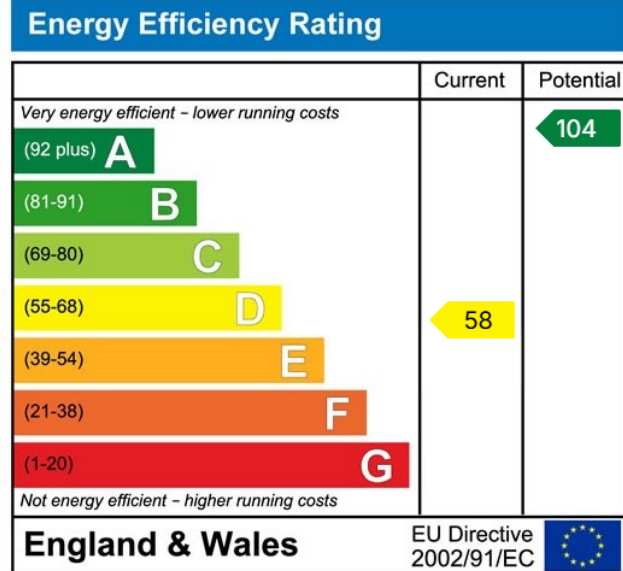
GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2025. Produced for Luscombe Maye. REF: 1298382



Use the QR code for further "Material Information" about this home

- Three Bedroom Detached Bungalow
- Private, Elevated, Corner Plot
- Stunning Countryside and Estuary Views
- Excellent Refurbishment and Development Opportunity
- Vacant Possession
- Exceptional Parking Capacity
- Popular Village Location



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