







Wavecrest

Beesands, Kingsbridge, TQ7 2EJ

Enjoying a beautiful and sought-after position within the coastal village of Beesands, Wavecrest is a substantial detached property with panoramic views over the sea and surrounding coastline.

The accommodation comprises entrance porch, entrance hall, spacious living room with a large bay window framing the outstanding views, dining room, kitchen and cloakroom. The first floor is naturally light with three generous double bedrooms and a family bathroom. Outside, Wavecrest sits in the centre of a generous plot with a large and level front garden and elevated rear garden with a range of mature plants, greenhouse and shed. The house also benefits from gated driveway parking and a single garage with up and over door.

In need of modernisation, Wavecrest offers the exciting opportunity to create a unique detached property on the South West coastline.

Beesands is a small Devon village stretching alongside the mile-long shingle beach of the same name which is backed by fields and a freshwater lake. The award-winning beach is a haven for water sports enthusiasts and The Britannia restaurant and The Cricket Inn both offer local seafood and drinks on the waterfront. The popular towns of Kingsbridge, Dartmouth and Totnes are a short drive away as is the rest of the stunning South Hams coastline.



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A spacious detached home in an outstanding coastal location with panoramic sea views and within walking distance to the beach. Perfect for entertaining guests, enjoying sunrises, or peaceful weekend family retreats.

- **Panoramic sea views**
- **Generous front and rear gardens**
- **Nearby coastal walks**
- **Spacious accommodation**
- **Outstanding location**
- **In need of modernisation**
- **Front and rear gardens**
- **Short walk to village pub**
- **Ample driveway parking & garage**
- **No onward chain**



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

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Approximate Gross Internal Floor Area = 132.3 sq m / 1425 sq ft

Garage Area = 17.1 sq m / 184 sq ft

Total Area = 149.4 sq m / 1609 sq ft

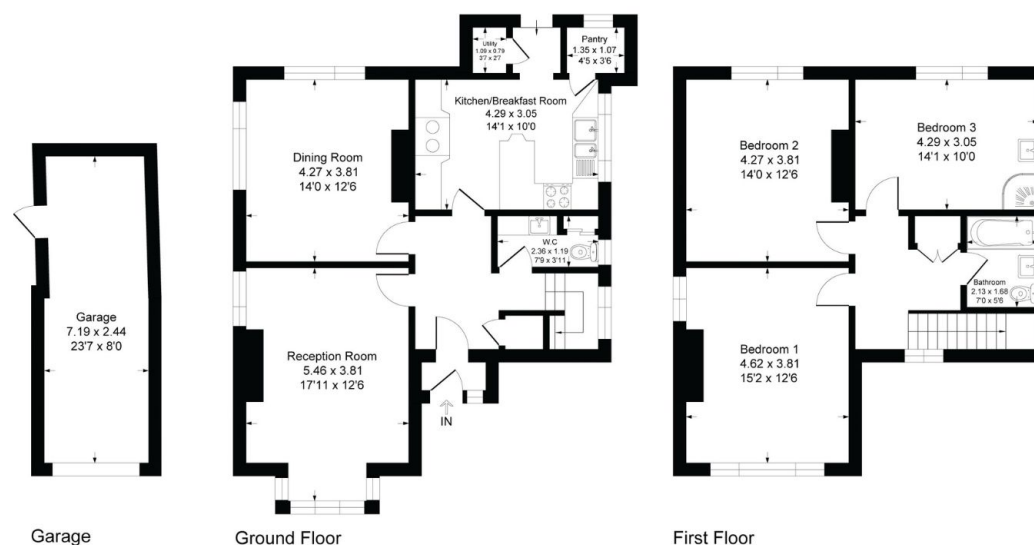


Illustration for identification purposes only, measurements are approximate, not to scale.

SERVICES

Mains electric and water. Drainage: Septic tank. Heating: Night Storage

COUNCIL TAX

E

TENURE

Freehold

LOCAL AUTHORITY

South Hams District Council, Follaton House, Plymouth Road, Kingsbridge TQ9 5NE. Tel: 01803 861234.

VIEWINGS

Viewing strictly by appointment with Luscombe Maye 01548 857 474.

DIRECTIONS

From Kingsbridge, follow the A379 toward Stokenham, turn right at the mini-roundabout, then left toward Beeson. Continue through Beeson to reach Beesands. Turn left when you reach the coast. Wavecrest can be found on the left.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		