



Luscombe Maye  
Since 1873



## West Charleton, Kingsbridge

Guide Price £250,000

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This end of terrace cottage offers a harmonious blend of traditional features and modern comforts, making it ideal for families and retirees. The property offers great potential for customisation and improvement, allowing buyers to renovate and create a home that suits their needs and style.

The attractive exterior features traditional stone and rendered walls with a light, textured finish.

Inside, the ground floor features a spacious lounge/diner, perfect for relaxing and entertaining. Exposed, painted wooden beams grace the ceilings, and a fireplace with a timber mantel and wood-burning stove provides a cosy atmosphere. The adjoining kitchen/dining space offers an open-concept layout that promotes both functionality and togetherness and is perfectly designed for cooking, entertaining, and enjoying meals with family or guests

The first floor hosts two inviting bedrooms. Bedroom 1 is generously sized with a traditional window offering countryside views. Original white-painted floorboards enhance the room's brightness. Bedroom 2 offers a cosy retreat. The well-appointed bathroom includes white square tiling, a white suite with a toilet, pedestal sink, and a bathtub with a shower and glass screen.

The adjoining kitchen and dining space offers a seamless, open-concept layout that promotes both functionality and togetherness. Featuring modern appliances, ample counter space, and a well-lit dining area, it is perfectly designed for cooking, entertaining, and enjoying meals with family or guests.

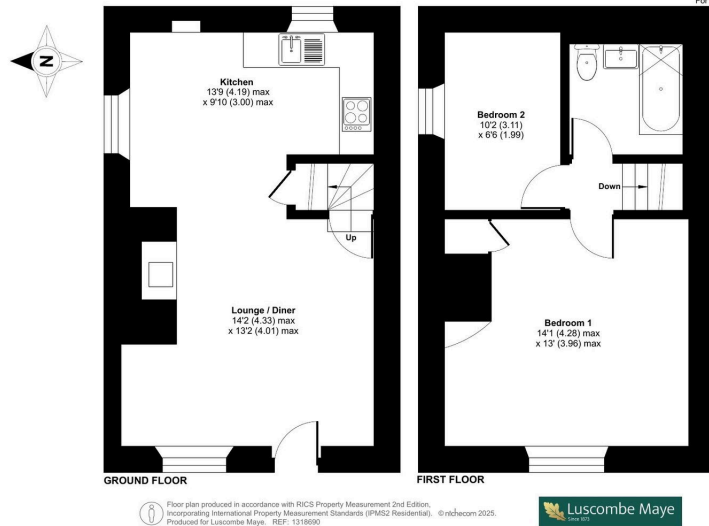
Outside, a private garden, accessed via a shared path, offers an ideal setting to enjoy a quiet morning coffee or alfresco dining.

Located in a desirable area with convenient access to local amenities, the property is near Charleton C of E Primary School, just a few metres away. The Charleton Inn, a highly regarded pub with a 4.8/5 rating, is a few metres from the cottage, offering a welcoming local hub. SPAR East Charleton and Ashby's of Kingsbridge are within a kilometre, providing everyday essentials. Nature enthusiasts will enjoy the South Devon National Landscape, a short stroll away,



## Weymouth Cottages, West Charleton, Kingsbridge, TQ7

Approximate Area = 636 sq ft / 59 sq m  
For identification only - Not to scale



- Two Bedroom Cottage
- Open Plan Living
- Wood Burning Stove
- Private Garden
- Close to Primary School
- No Onward Chain
- Potential for Improvement
- Holiday Let Potential
- Transport Links to Kingsbridge
- Instant access to country walks

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

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	34	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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