



Luscombe Maye
Since 1873

West Charleton, Kingsbridge

£269,000

2 1 1



Nestled in the heart of the popular village of West Charleton is this cosy character cottage, Hillcrest. The property boasts a wealth of character with a large inglenook fireplace, exposed beams to ceilings, flagstone flooring, window seats and exposed floor boards to the first floor. The quintessential countryside village enjoys a public house, bus stop, nearby countryside walks, village pub and primary.

Tastefully refurbished by the current owners, the accommodation offers two double bedrooms with the master bedroom enjoying far reaching views over the countryside to the estuary in the distance. On the ground floor is a spacious open plan living/ dining room with fire place and access to the front aspect, shaker-style kitchen, and shower room.

To the rear of the property is private courtyard garden with stone outhouse and access pathway to the front of the cottage. The property comes complete with a car port together with a separate parking space.

Council Tax band: A

Tenure: Freehold

Energy Performance rating: E

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Room heaters only is installed.

Heating features: Double glazing, Wood burner, and Night storage

Broadband: FTTC (Fibre to the Cabinet)



Hillcrest, West Charleton, TQ7 2AH

Approximate Gross Internal Floor Area = 58.2 sq m / 627 sq ft

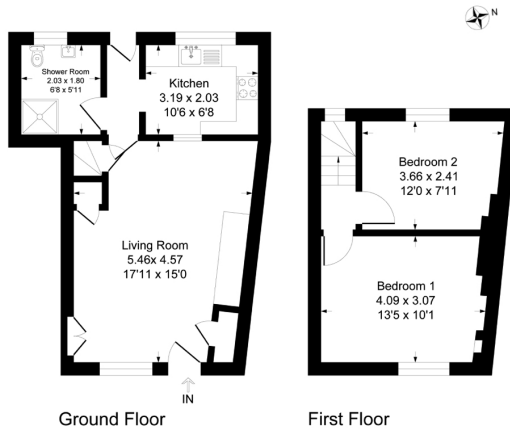


Illustration for identification purposes only, measurements are approximate, not to scale.

- Two Bedroom Cottage
- Tastefully refurbished throughout
- Cosy inglenook fireplace
- Pretty Courtyard Garden
- Ample parking provision
- Close to Estuary and Countryside walks
- On bus route to Kingsbridge, Torcross and Dartmouth
- Close to local Primary School

