





Luscombe Maye



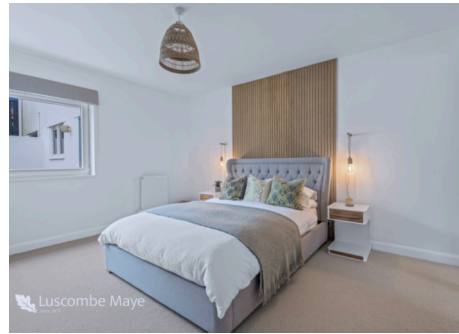
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Broadwater

Ringmore Drive, Bigbury-On-Sea, TQ7 4AU

This outstanding detached bungalow has been tastefully modernised throughout to offer a modern and contemporary living space focused towards the breath-taking sea views. The kitchen has been finished to the highest of standards with a range of fitted units, high quality appliances and large island. Wooden floors flow through to the open plan dining/living area with unrivalled panoramic sea views, French doors leading to a large, private terrace and a log burner offering a cosy feel. To the rear of the kitchen is a well-equipped utility room with an integral door to the single garage, access to the rear garden and a shower room, ideal when returning from the beach. The entrance hall provides ample storage for shoes and coats also and there is also a fully tiled wetsuit store cupboard.

The separate sitting room, or fourth double bedroom, is a generous space with double doors to the front garden terrace. There are three further double bedrooms, all naturally light and bright, with the master enjoying access to the raised decking, views towards Burgh Island hotel and an ensuite with a double shower cubicle. There is also a family bathroom with freestanding bath, separate shower, vanity hand basin and WC.

The immaculate, modern finishes continue outside the property where the current owners have created an idyllic garden to enjoy throughout the year. With a range of terraces, elevated decking and lawned area, the garden has been designed so the sun can be enjoyed throughout the day as well as the breath-taking views. To the rear of the property is a further garden area with access to the home office and outside storage. The property also offers three driveway parking spaces and a single garage.

A immaculately presented and modern four bedroom detached bungalow enjoying breathtaking views over Bigbury Beach and Burgh Island to the expanse of sea beyond.

- **Four Double Bedroom**
- **Panoramic Sea Views**
- **Driveway Parking**
- **Walking Distance to Beach**
- **Single Garage**
- **Views over Burgh Island**
- **Home Office**
- **Landscaped Garden**
- **Renovated Throughout**
- **Coastal Village Location**
- **Spacious Accommodation**



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www.luscombemaye.com

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Approximate Gross Internal Floor Area = 189.2 sq m / 2037 sq ft
 Outbuilding Area = 16.0 sq m / 173 sq ft
 Total Area = 205.2 sq m / 2209 sq ft

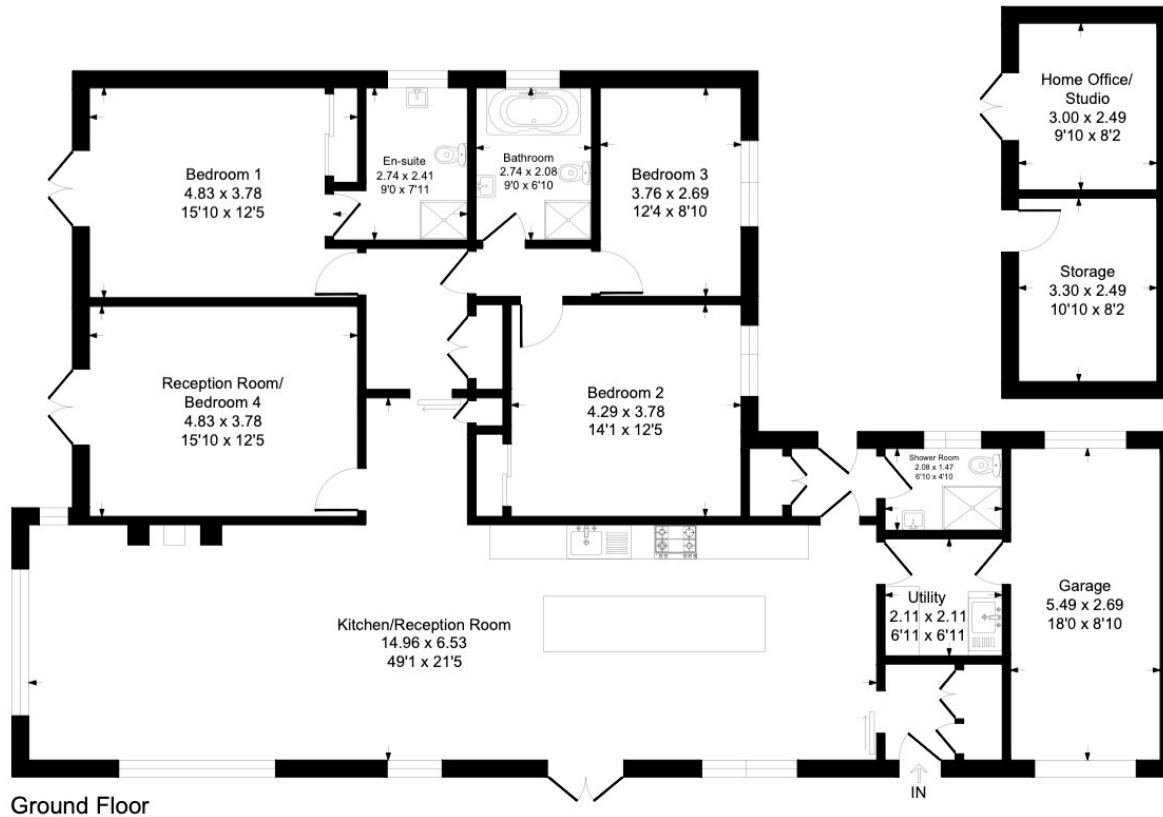


Illustration for identification purposes only, measurements are approximate, not to scale.

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SERVICES

Mains electric, water and drainage. Oil fired central heating.

COUNCIL TAX

The property is in Council Tax Band F.

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 830831.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	75 C
39-54	E		
21-38	F		
1-20	G		