







A modern four bedroom detached house enjoying uninterrupted sea views towards Burgh Island and the surrounding coastline. The property has two parking spaces, enclosed front garden and outside storage.

- **Four Double Bedrooms**
- **Spacious Detached House**
- **Outstanding Sea Views**
- **Two Parking Spaces**
- **Low Maintenance Garden**
- **Easy Access to Bigbury Beach**
- **Finished to a High Standard**
- **Master Bedroom with Ensuite**
- **Large Outdoor Storeroom**
- **Beautiful Views Throughout**

1 Coastguards

Marine Drive, Bigbury-On-Sea, TQ7 4AS

Located in a prominent position within the coastal village of Bigbury-on-Sea, Coastguards offers a modern and spacious four bedroom detached house with uninterrupted views over Burgh Island and the surrounding sea and coastline.

Built in 2009, 1 Coastguards has been finished to the highest of standards and comprises entrance hall with utility area and family bathroom, two spacious double bedrooms enjoying an abundance of natural light and a spacious reception room with uninterrupted views of Bigbury beach, Burgh Island and the sea. This spacious room enjoys bi-folding doors with Juliet balcony to enjoy the outstanding views and south-facing aspect.

The ground floor is naturally light and bright with an open plan kitchen/dining room with bi-folding doors leading to the enclosed front garden. The kitchen is finished to a high standard with integrated appliances and a large island with breakfast bar. The master bedroom is located to the rear of the property and is a spacious double bedroom with a modern ensuite shower room and doors leading to the private rear terrace. There is a further double bedroom, cloakroom and large storage cupboard.

Outside, 1 Coastguards has an enclosed front garden enjoying a south-facing aspect, the garden is low maintenance with a large patio. The raised balcony is the ideal place for al fresco dining whilst enjoying the outstanding panoramic views. To the rear is a further terrace with outside shower, perfect when returning from the beach, and a large storeroom to keep all outside furniture and water sports equipment.

The property also benefits from two private parking spaces.

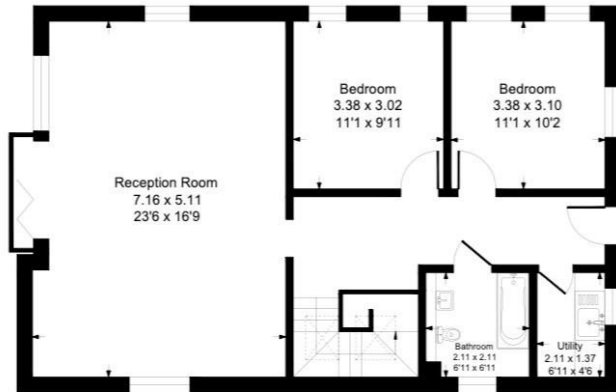


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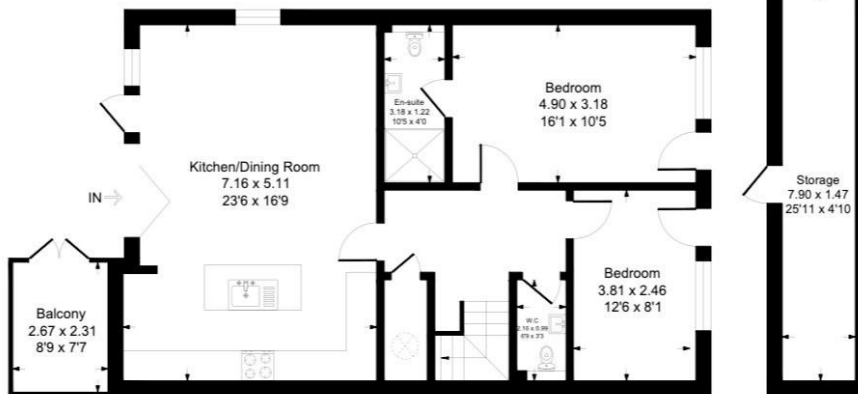
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Approximate Gross Internal Floor Area = 161.8 sq m / 1743 sq ft
 Outbuilding Area = 11.6 sq m / 125 sq ft
 Total Area = 173.4 sq m / 1868 sq ft



First Floor



Ground Floor

Outbuilding

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



SERVICES

Electric: mains Water: mains Heating: Electric. Sewerage: mains. Broadband: ADSL Mobile signal: <https://checker.ofcom.org.uk/>. Standard construction.

COUNCIL TAX

The property is in Council Tax Band G.

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		