



12 Charleton Way



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West Charleton, Kingsbridge, TQ7 2AN

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles.

An incredibly well positioned detached four bedroom bungalow with stunning southerly estuary views and no onward chain.

- No onward chain
- Incredibly spacious rooms
- Stunning far reaching southerly views
- 4 bedrooms, 1 bathroom, 1 shower room
- Kitchen/breakfast room, utility room
- Private drive with parking for 3+ cars
- Front and rear areas of garden
- Large roof space with potential
- Freehold
- Council Tax Band D

Guide Price £475,000

DESCRIPTION

This beautifully situated detached bungalow enjoys an exceptional position with breath taking southerly views over the estuary. Offered to the market for the first time in ten years and with no onward chain, the property occupies a generous plot with a large private driveway providing ample parking for at least three vehicles, along with level lawns to the front and rear. The property has a substantial boarded roof space, which offers excellent potential for conversion (subject to the relevant consents).

ACCOMMODATION

The principal rooms of the bungalow take full advantage of the stunning southerly views. A central entrance hall provides access to a spacious sitting room and a well fitted kitchen/breakfast room, both enjoying the same beautiful outlook. With four bedrooms, a family bathroom, and a separate shower room, this property suits many potential buyers. There is also a utility room and plenty of storage throughout.

OUTSIDE

To the rear is a paved patio leading up to a level lawn which borders open fields behind. A raised decked area, complete with a garden shed, is perfectly positioned to enjoy the evening sun. To the front, beside the private driveway, lies an area of lawn with attractive herbaceous borders, creating a welcoming approach to the property.

TENURE AND SERVICES

Freehold sale. Mains water, drainage, and electricity. Central heating is provided via a Daikin air source heat pump. According to Ofcom up to Superfast broadband and good mobile reception is available.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.

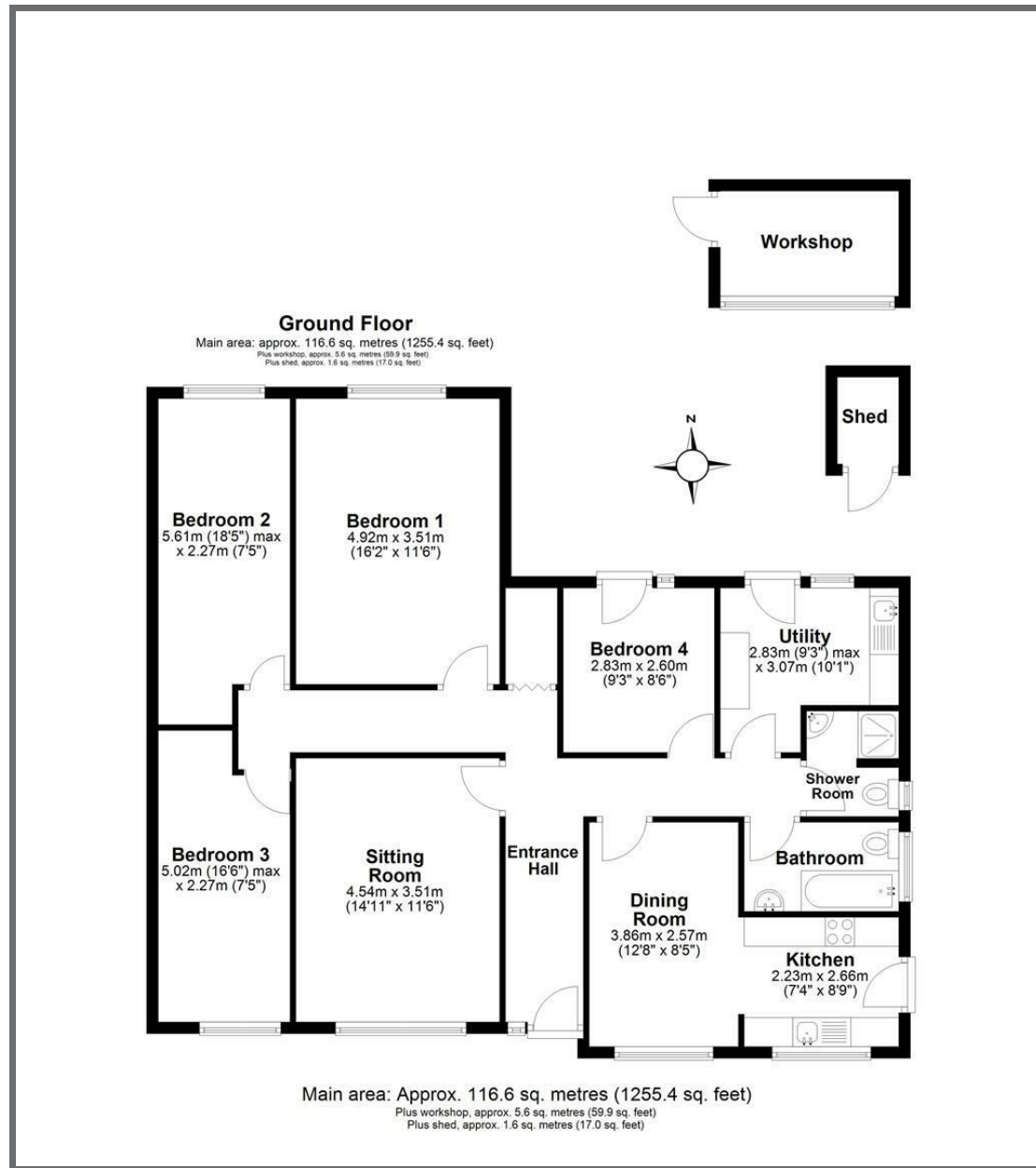


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	65
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

1 The Promenade,
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk

01548 853131



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