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LUKE BOON

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exp UK
Personal Estate Agent



4 BEDROOMS



2 RECEPTION ROOM



1 BATHROOM



1792 SQ.FT



FREEHOLD

BLUE SHUTTERS PARKER ROAD BIGBURY-ON-SEA TQ7 4AT £800,000

Unique 1930's coastal home, set on a 0.32 acre plot. Offering panoramic views over the water & located moments away from Bigbury Beach.



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Parker Road is located on the edge of both Bigbury-on-Sea village and within walking distance of Bigbury Beach. The property is located a short walk from the beach.

Bigbury-on-Sea is located on the south Devon coastline, around 19 miles away from Plymouth, 7 miles away from Modbury and around 9 miles away from Kingsbridge. Home to Burgh Island and Burgh Island Hotel and a local golf course. There is a local shop and pub located in St. Ann's Chapel, located around 3 miles away.

Other local beaches located close by are Challaborough, Hope Cove and Thurlstone. Modbury, Salcombe and Dartmouth are a short commute away.

You enter the property into an entrance hall, which has a large storage cupboard and doors leading into the utility room and the main entrance hall. The entrance hall leads through to the lounge, formal dining room and the kitchen/breakfast room. There are stairs leading to the first floor and a window to the rear elevation.

Both the lounge and formal dining rooms have bay windows offering panoramic views over the water, across the garden and over to Hope Cove. Both rooms are an excellent size and are perfect for entertaining. The lounge has a door leading out onto the sun room.

The kitchen/breakfast room is also an excellent size, with a fitted English Rose kitchen and triple aspect views over the garden and the water. There is an Aga, an oil fired boiler and space for a large breakfast table. There are French doors which open out onto the rear garden. Upstairs, the landing leads through to all four bedrooms, the bathroom and the separate w/c.

The main bedroom has dual aspect views over the water and across to Hope Cove. There is a door leading out onto the balcony.

Bedrooms two and four offer superb views over the water. Bedroom three is a good size double. The bathroom has a panelled bath and a separate shower cubicle.

The property does require some modernisation but offers superb potential. The property was constructed in the 1930's and is filled with period charm and has an abundance of period features. There is no onward chain.

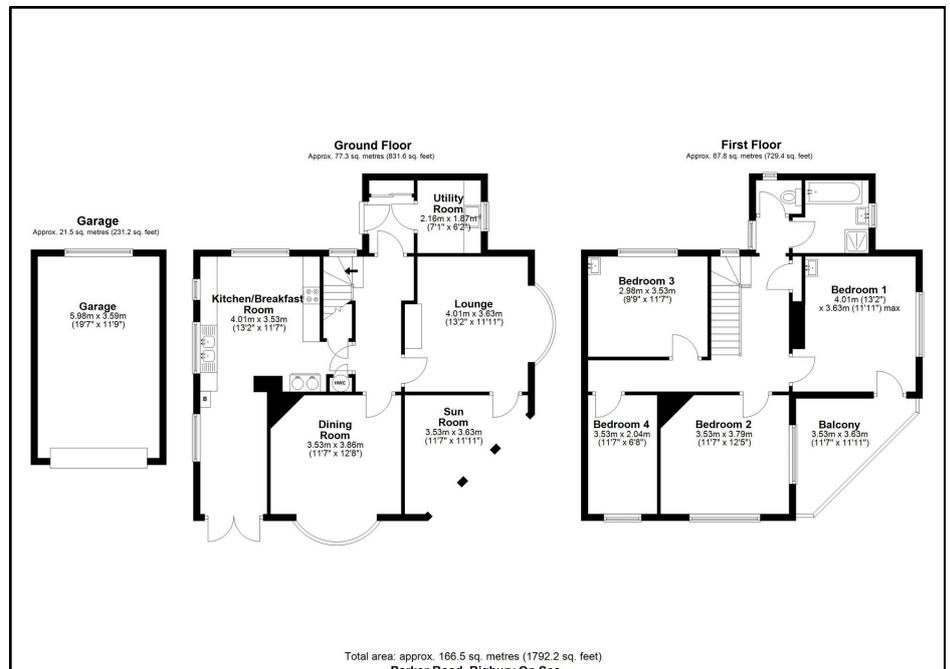
The property is set on a southerly facing plot spanning 0.32 acres. The gardens are mainly laid to lawn and offer superb space and stunning views over the surrounding area, Hope Cove and over the water. Accessed via the open plan kitchen/breakfast room and the lounge.

The sun room is accessed via the lounge and has openings out onto the garden. This space could be used as an orangery or converted into an additional room.

The balcony is accessed via the main bedroom and has space for a bistro table and chairs and offers superb views over the water and surrounding area.

The garage is a good size, with power, lighting and a pitched roof. There is an up and over door and a window to the rear elevation. There is ample parking for a number of vehicles. There is a gate offering privacy.

Tenure - Freehold
 Services - Mains Water, Drainage, Electricity. Oil Fired Central Heating
 EPC - TBC
 Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Website Link

Any questions? Want to make an offer?
 Please get in touch

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