

TAMARISK, 12 COMPTON ROAD WEST CHARLETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

TAMARISK, 12 COMPTON ROAD

Description

Occupying an enviable elevated position and enjoying spectacular views across the Kingsbridge and Salcombe Estuary, this attractive, south facing detached bungalow offers spacious and well-balanced accommodation, complemented by front and rear gardens and a wonderful semi-rural setting backing onto open fields.

The property is set within an attractive front garden planted with a variety of established shrubs creating an inviting first impression. To the right is driveway parking for a couple of vehicles in front of the garage, and a paved path up to the entrance. The accommodation is thoughtfully arranged with a welcoming entrance hall with built-in storage/cloaks cupboards leading to the principal reception rooms. The generous sitting room provides a comfortable and relaxing space from which to enjoy the stunning estuary outlook, while the separate dining room offers an ideal setting for entertaining and has a glazed door opening directly out to the rear garden, seamlessly connecting indoor and outdoor living. The kitchen has a range of units with integrated appliances and work surfaces, providing a practical and functional workspace. Adjoining the kitchen is a separate utility room, offering additional storage and appliance space, together with direct access to the garden. There are three well-proportioned bedrooms. The principal bedroom benefits from the convenience of an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside, the lawned rear garden enjoys a high degree of privacy and backs directly onto open fields, creating a peaceful and picturesque environment. Thoughtfully laid out with patio seating areas on different levels, the garden is perfectly designed for al fresco dining or relaxing whilst taking advantage of the far-reaching views across the estuary and surrounding countryside.

Combining generous living accommodation, breathtaking coastal views and a highly desirable location, this charming detached bungalow, which is in need of some modernisation presents a rare opportunity to acquire a home that offers both tranquillity and convenience in one of South Devon's most sought-after settings.

Situation

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including a Primary School and Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

Directions

what3words - loaf.handover.broth

From Kingsbridge take the A379 Dartmouth Road out of town. Pass over Bowcombe Creek Bridge and into West Charleton. After you pass the Primary School take the left turn into Lyte Lane then first right into Compton Road where you will see No.12 a short way up on your right.



PROPERTY DETAILS

Property Address

12 Compton Road, West Charleton, Kingsbridge, Devon TQ7 2BP

Mileages

Kingsbridge 1.5 miles; Salcombe 7.5 miles; Dartmouth 13 miles; Plymouth 22 miles;
A38 Devon Expressway 12 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired central heating. 2 battery powered smoke alarms.

EPC Rating

Band E. Current: 42, Potential: 75

Council Tax Band - D

Tenure

Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE.
Tel: 01803 861234.

Key Features

- Detached bungalow
- South facing, elevated position
- Fabulous views over the estuary towards Salcombe
- Two reception rooms
- Kitchen and separate utility room
- Three bedrooms
- Bathroom and en-suite shower room
- Garage and driveway parking
- Backs onto open fields
- Requires some modernising

Fixtures & Fittings

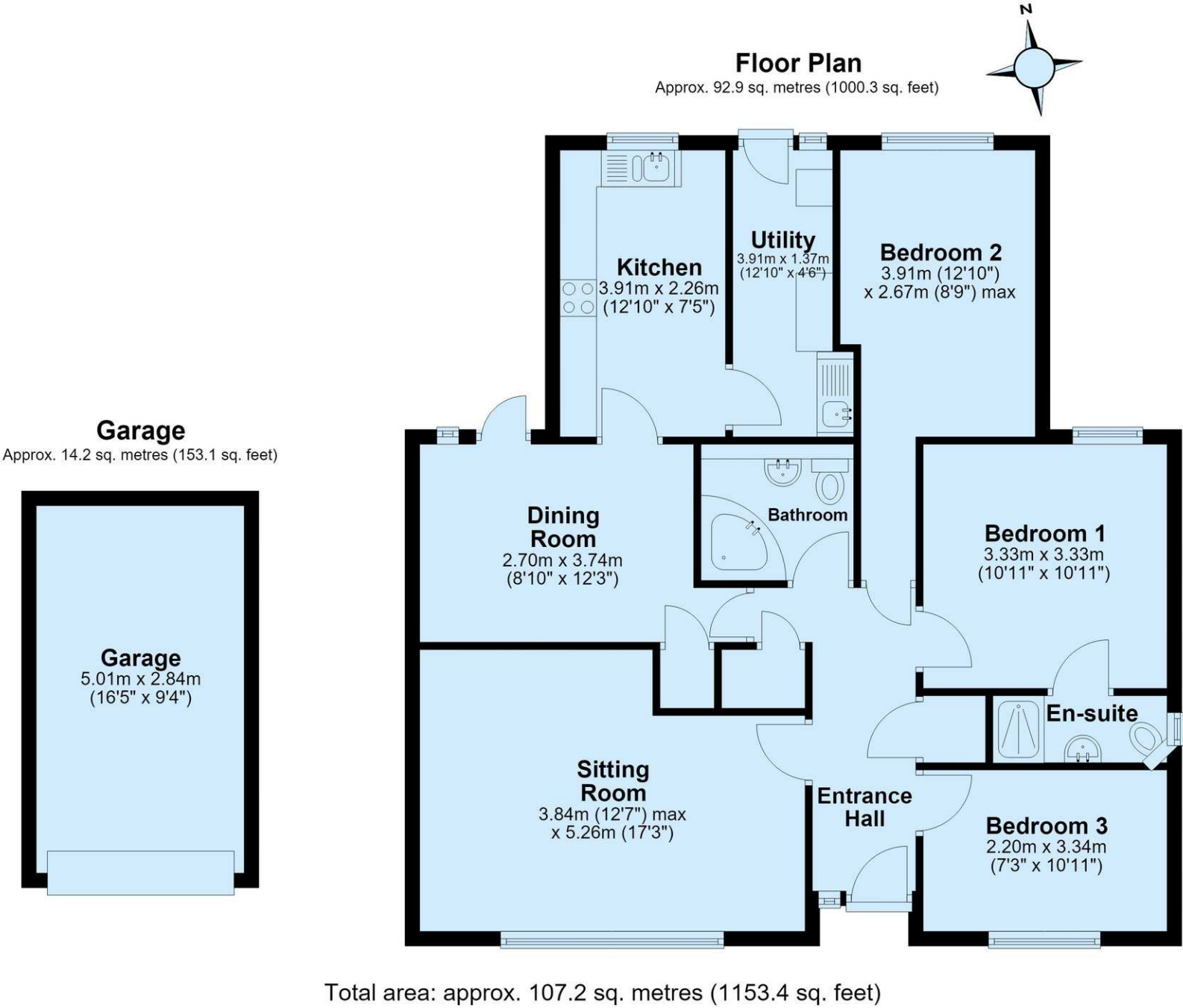
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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