



Broad Reach 2 Butt Park



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Stokenham, Kingsbridge, Devon, TQ7 2SH

Kingsbridge 6 miles. Dartmouth 7 miles. Salcombe approx. 12miles.

An attractive, four bedroom, detached dormer-style bungalow situated in a sought after village, with countryside views and delightful front and rear, south facing, gardens of generous proportions.

- Detached, village property, large plot, south facing garden
- Two reception rooms and a conservatory
- Walking distance of amenities, primary school, coast and footpaths
- Four bedrooms & two shower rooms
- Driveway and garage
- Freehold & Council Tax Band E

Guide Price £585,000

Stokenham is a popular village situated in the South Hams, home to a highly regarded primary/pre school, village hall/green, church and two welcoming pubs. The local farm shop offers a butchery, cafe/bar and a range of independent retailers including a garden centre and hair studio. Chillington, the adjacent village, is home to a Health Centre, along with a post office/general store and Kingsbridge, a vibrant market town, lies six miles west. The popular towns of Dartmouth, Salcombe and Totnes (with main line station to London) are nearby.

A detached, four bedroom family home, on a large, end of cul de sac plot, with delightful, south facing countryside views and generous front and rear gardens, planted for year round interest. This attractively presented home offers an abundance of natural light and well balanced, versatile accommodation. The property comprises entrance hall, four well proportioned bedrooms and comfortable reception space, ideal for both entertaining and family living, including a large living room with log burner, fitted kitchen/diner and a conservatory, along with a spacious utility/boot room and two shower rooms. Occupying a substantial plot, the property offers exciting potential for further enhancement or extension, as well as space for a studio in the garden, subject to the necessary consents. The attractive gardens feature a rich variety of planting, a vegetable plot, and a choice of seating areas, perfectly suited for outdoor dining and relaxation.

Services - Mains electric, drainage & water (metered).

Heating - oil.

Based on the latest data at Ofcom Superfast broadband and mobile coverage from EE, O2, Vodafone & Three are available at the property.





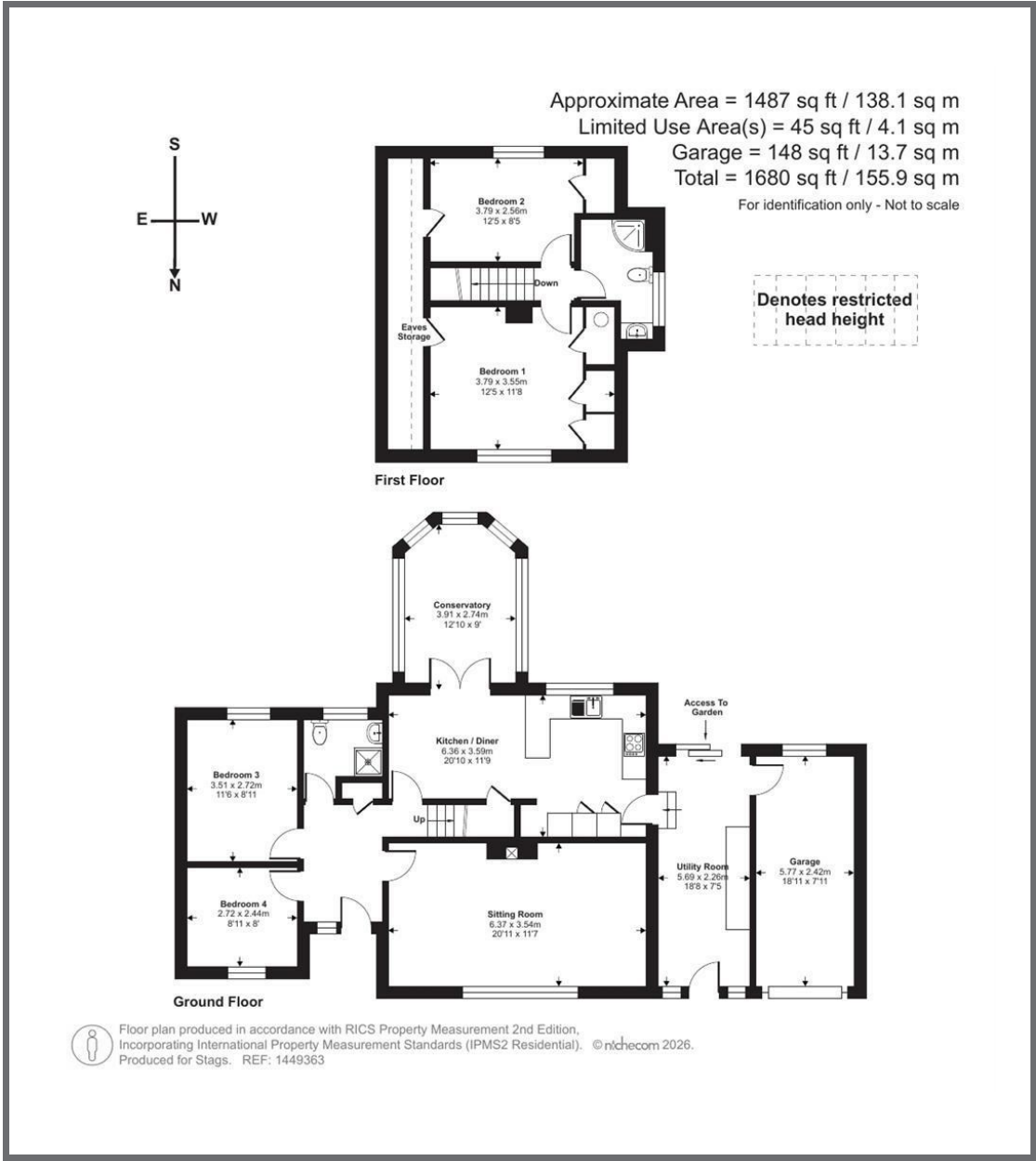
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

1 The Promenade,
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk
01548 853131



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