



CLINFORD

Clinford, Charleton Way
West Charleton, TQ7

Guide Price £425,000

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CLINFORD

Charleton Way, West Charleton, TQ7 2AN

Summary:

A three-bedroom bungalow with huge potential for improvement, located on a sought-after road in West Charleton. With garage and on-street parking, gardens and far-reaching countryside views towards the estuary, the property presents an exciting opportunity to create a wonderful home.

The Property:

Situated in the popular village of West Charleton, this three-bedroom bungalow occupies an elevated position enjoying open countryside views towards the estuary. The property offers well-proportioned accommodation and would now benefit from general modernisation, presenting an opportunity for buyers to update and adapt the space to suit their own requirements.

The layout currently provides two reception rooms, offering flexibility for sitting and dining areas, and there is scope to reconfigure the kitchen and adjoining reception room to create a more open plan arrangement if desired.

There are three good-sized bedrooms, with the principal bedroom positioned to take advantage of the views. Subject to the necessary consents, further alterations could include incorporating the garage to enlarge the existing accommodation or create additional facilities.

The family bathroom is fitted with a white suite comprising bath with shower over, WC and wash basin.

Outside, the property sits within a generous plot with garden space to the front and rear, together with driveway and a single garage. The elevated setting and outlook are particular features, and the property offers clear scope for improvement.





The Location:

Charleton is made up of the village of West Charleton and the hamlet of East Charleton. West Charleton is a popular village under 3 miles from Kingsbridge with a Church of England Primary School, Church, Village Hall and the popular pub, aptly named The Charleton. East Charleton has a garage with a large shop along with the popular Ashby's store for all your needs. Both East Charleton and West Charleton are close to Kingsbridge and all local amenities.

Further Information & Services:

Tenure: Freehold

Council Tax Band: D

EPC Rating: D

Construction Type: Standard brick/block

Utilities: Mains water supply and drainage. Mains electric. Oil fired central heating.

Mobile Coverage: According to Ofcom, mobile coverage is available from EE, Vodafone, O2, and Three. Signal strength may vary.

Broadband Availability: Superfast fibre available – check via Ofcom or supplier. Currently no internet connected to the property.

Flood Risk: According to the Environment Agency, the property is in a low risk flood zone. Buyers are advised to conduct their own due diligence.

Planning or Development Issues: None Known

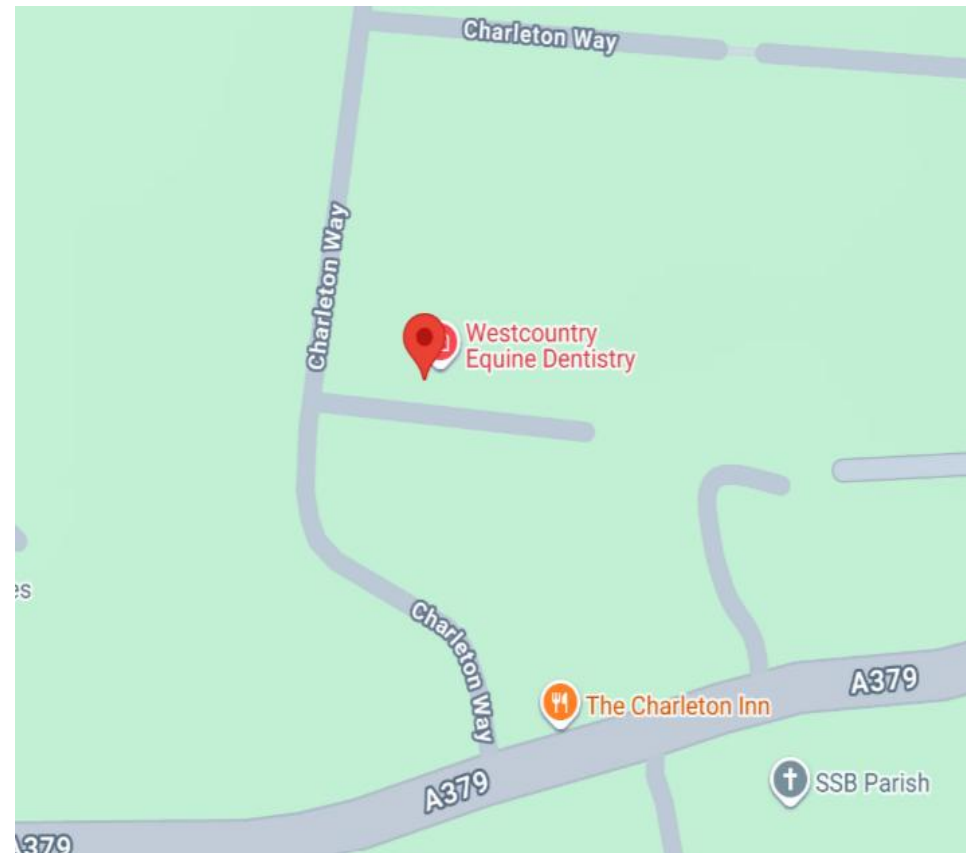
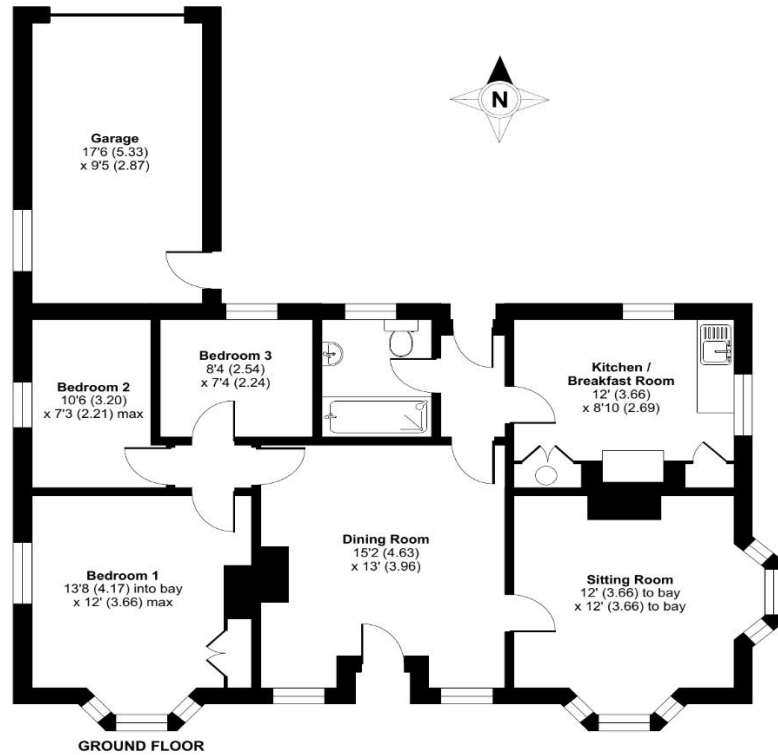
Charleton Way, West Charleton, Kingsbridge, TQ7

Approximate Area = 894 sq ft / 83 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 1058 sq ft / 98.2 sq m

For identification only - Not to scale

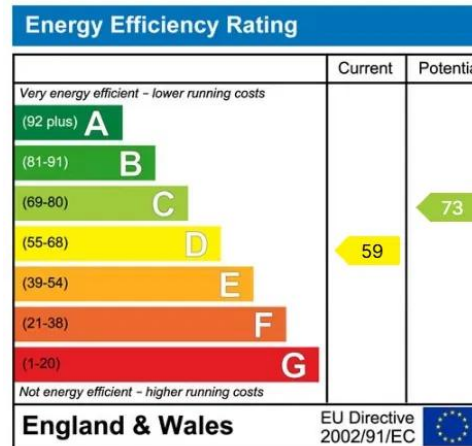


Disclaimer

These property particulars have been prepared in good faith to give a fair overall description of the property. They do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars.

Any areas, measurements or distances referred to are approximate and may be subject to change. Descriptions of condition, planning permissions or potential use are given in good faith but should not be taken as a guarantee.

No person in the employment of the selling agent has any authority to make or give any representation or warranty whatsoever in relation to the property.



Viewings strictly by appointment only with Kingsbridge Estate Agents.

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