

33 SAUNDERS WAY WEST CHARLETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

33 SAUNDERS WAY

Description

Situated in an elevated position in the popular village of West Charleton, this attractive, beautifully presented, three-bedroom home offers an exceptional blend of comfortable family living, versatile entertaining space, and beautiful far-reaching views towards the Kingsbridge/Salcombe estuary.

From the moment you arrive, the property impresses with its well-designed layout and welcoming atmosphere. Off the entrance hall you step into the spacious, dual aspect sitting room with a log burner, providing a cosy focal point during the cooler months, while doors opening onto the timber decked terrace allow natural light to flood the room and create a wonderful connection to the outdoors.

The fitted kitchen with integrated appliances is both practical and stylish, offering ample storage and workspace alongside a breakfast bar, perfect for casual dining and social gatherings. Beyond the kitchen, the dining room provides additional flexibility for modern family life, with direct access to the garden, making indoor-outdoor living effortless throughout the year.

Upstairs, the principal bedroom serves as a tranquil retreat. Complete with a dressing area, en-suite shower room, and elegant Juliet balcony, it enjoys stunning views across the surrounding countryside towards the estuary and beyond. Two further double bedrooms offer comfortable accommodation for family or guests and are serviced by a well-appointed bathroom with shower above the bath.

Outside, the generously sized lawned garden, with established plants and shrubs is a standout feature of the property. Designed to make the most of its sunny aspect, it incorporates several seating areas creating an ideal environment for morning coffee, alfresco dining, entertaining friends, or simply unwinding in peaceful surroundings. There is a dedicated vegetable garden with timber framed planting beds, greenhouse, shed and wood store.

Practicality is equally well catered for with a garage and off-road parking for two vehicles. Gated access connects the parking area directly to the garden, with steps taking you down to the side entrance, making everyday living easy and efficient.

Situation

The popular village of West Charleton benefits from a pub, church, and primary school. Just a short distance away is the market town of Kingsbridge, where you can enjoy easy access to a wide range of shops, restaurants, leisure facilities, schools, transport links and excellent local amenities. The stunning South Devon coastline, renowned for its sandy beaches, sheltered coves, scenic estuary walks, and beautiful countryside, is also within easy reach, making this an ideal permanent residence, family home, or coastal retreat.

Directions

what3words - ///foil.froze.collides

From Kingsbridge, take the A379 out of town heading towards Dartmouth, pass over Bowcombe Creek Bridge and into the village of West Charleton. Continue through the village taking the last left turn on your left into Lyte Lane, then left again into Saunders Way, No.33 will be found towards the end of the cul-de-sac on the left-hand side.



PROPERTY DETAILS

Property Address

33 Saunders Way, West Charleton, Kingsbridge, Devon TQ7 2BS

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. LPG central heating. Solar panels - leased.

EPC Rating

Band D. Current: 63, Potential: 69

Council Tax Band

B

Tenure

Freehold

Authority

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

Key Features

- Attractive three-bedroom family home
- Wonderful views towards the Kingsbridge/Salcombe estuary
- Spacious open-plan kitchen and dining rooms
- Superb sitting room with feature log burner
- Principal suite with dressing area, en-suite and Juliet balcony
- Two further double bedrooms, serviced by a family bathroom
- Sunny, private lawned garden with seating areas
- Timber framed vegetable boxes, greenhouse, shed, wood store
- Garage and parking for two vehicles
- Easy access to South Devon's stunning coastline and beaches

Fixtures & Fittings

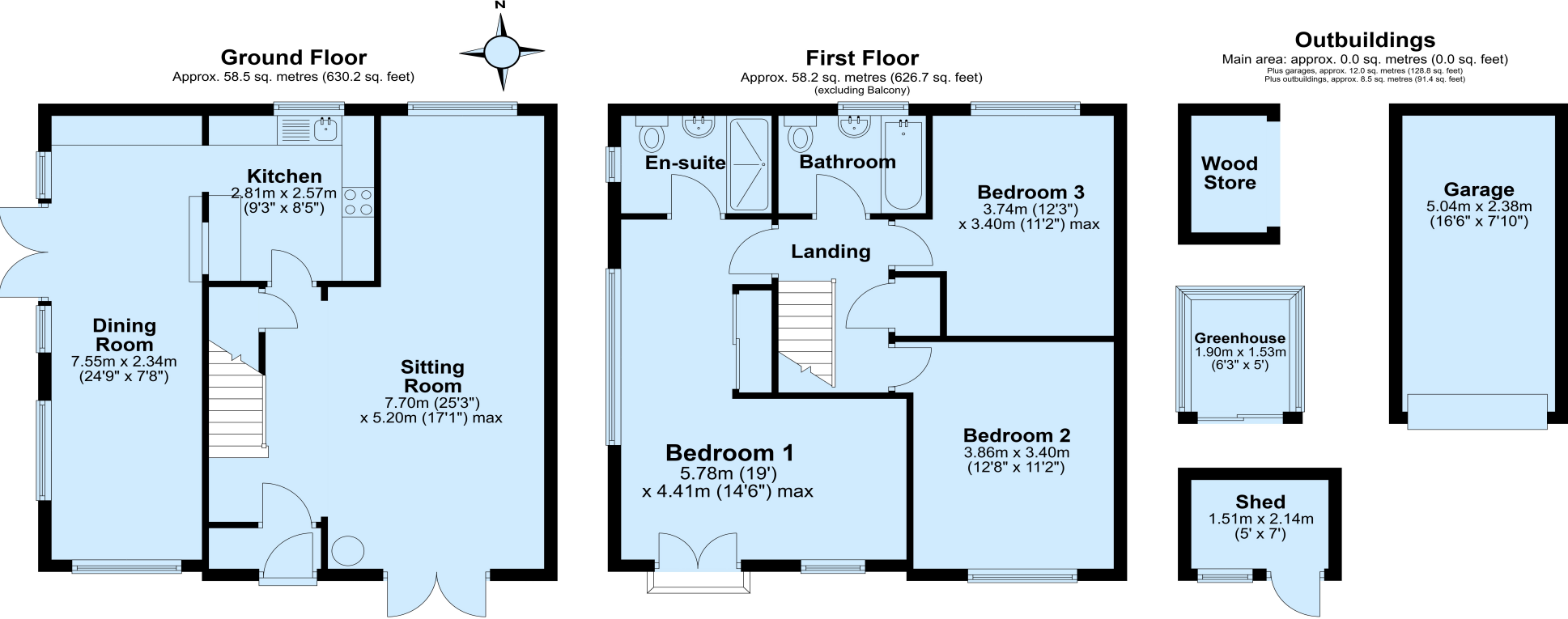
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

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



FLOOR PLAN



Main area: Approx. 116.8 sq. metres (1256.9 sq. feet)
Plus garages, approx. 12.0 sq. metres (128.8 sq. feet)
Plus outbuildings, approx. 8.5 sq. metres (91.4 sq. feet)

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