

SITUATION

Challaborough is nestled between the popular Bigbury-on-Sea and the idyllic village of Ringmore with its chocolate box thatched cottages. The beach is a stunning horseshoe shaped cove, surrounded by the rolling green hills of the South Hams countryside. The bay is quite sheltered, but still benefits from exceptional surf and breath-taking views towards the historic Burgh Island and the expanse of the blue sea's. The beach is sandy so enjoyable for all the family. There is so much to explore in this coastal retreat with rugged coastal paths, tiny villages old inns and beautiful hidden caves.

FURTHER INFORMATION

Verified Material Information

To ensure legal compliance, we require our sellers to complete a Property Information Questionnaire or provide a Material Information Guide along with the title document. If available, please scan the QR code or access the additional online material information <https://moverly.com/sale/BHsKg1F47WnFsxtXLh47Wa/view> Alternatively, you can contact our team for this information.

Costs and tenure

Council tax band: F

EPC rating: D

Estate rentcharge:- There is an estate rentcharge payable on the property. The annual amount is £800.

The building

Detached house, standard brick and block construction

4 bedrooms, 2 bathrooms, 1 reception

Accessibility adaptations: None

Loft access: no

Outside areas: Front garden, Side garden, Rear garden, Balcony, and Roof garden

No spray foam insulation

Services

Mains electricity

Mains water

Mains foul drainage

Mains surface water drainage

Electricity central heating, installed 1st Jan 2020

Heating features: None

Broadband: FTTC (Fibre to the Cabinet)

Parking: Driveway, Off Street, Private, Communal, and Gated

Not in a controlled parking zone

No disabled parking available

Newton Ferrers
Newton Hill,
Newton Ferrers PL8 1AA
01752 872417

Kingsbridge
62 Fore Street,
Kingsbridge TQ7 1PP
01548 857474

London
Mayfair Office, 41-43 Maddox
Street, London W1S 2PD
020 7467 5330

South Brent
6 Fore Street,
South Brent TQ10 9BQ
01364 646170

Lettings
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 393330 | 01548 857414

Modbury
3 Church Street, Modbury,
Ivybridge PL21 0QW
01548 830831

Totnes
59 Fore Street,
Totnes TQ9 5NJ
01803 869920

Yealmpton
The Old Bakery, Market Street,
Yealmpton PL8 2EA
01752 880044

Salcombe
2 Island Square, Island Street,
Salcombe TQ8 8DP
01548 843593

Regulated by
 **RICS**

Risks and restrictions
Not a listed building
In AONB
No tree preservation order
No environmental risks recorded
No specialist issues recorded
Onward chain: no

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

VIEWINGS

Strictly by appointment with Luscombe Maye, Modbury 01548 830831

LETTINGS

Luscombe Maye also offers an Award Winning Lettings service. If you are considering Letting your own property, or a buy to let purchase, please contact Andrew or Ellie on 01752 393330 or lettings@luscombemaye.com to discuss our range of bespoke services.