



9 Beachdown



9 Beachdown

Kingsbridge, Devon, TQ7 4JB

Kingsbridge 11 miles, Modbury 6 miles, Plymouth 18 miles

A detached, contemporary home with four bedrooms and two bathrooms, just yards from the beach.

- High Specification Finish
- Superb Modern Design
- Light & Spacious Throughout
- Freehold - Council Tax Band F
- 175 yards to the beach
- 4 Bedrooms / 2 Bathrooms
- Sun Terrace

Guide Price £600,000

Challaborough is a holiday village, known particularly for the Challaborough Bay Holiday Park. It is also known for its large sandy Blue Flag beach which is popular for many water sports including surfing, wind surfing, jet skiing, scuba diving whilst a public slipway to the beach allows for launching boats. There is a seasonal shop and the South West coastal path takes you to Bigbury on Sea on the other side of the headland, renowned for its large sandy beaches and causeway formed at low tide leading to Burgh Island. A couple of miles away at St Anne's Chapel is a year round general store with Post Office and pub. The nearest towns are Modbury to the north and Kingsbridge to the East, each with their own range of services and facilities. There are 18 hole golf courses at Bigbury and Thurlestone and sailing at Salcombe and Newton Ferrers.

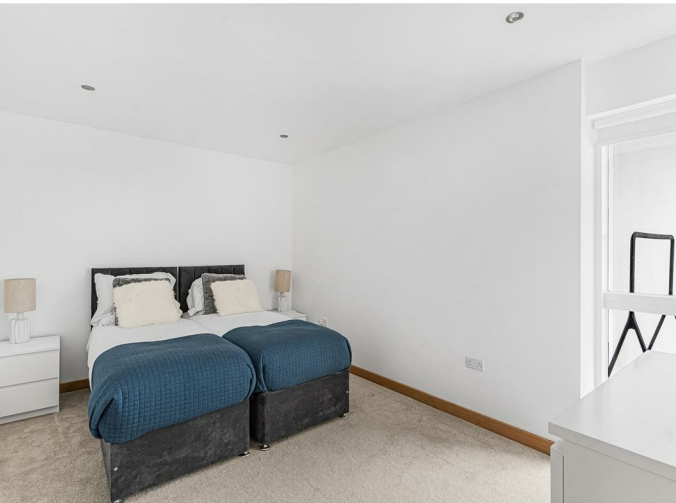
Beachdown is a gated community comprising, just 12 detached contemporary-style two-storey houses. No.9 is immaculate throughout offering reverse level accommodation comprising four double bedrooms and two bathrooms to the ground floor (one En-suite) - stairs rise to the first floor, open plan - triple aspect living area which is light, spacious and incorporates a modern fitted kitchen, dining and lounge area. Doors open to the Sun terrace, perfect for alfresco dining and relaxing. There is driveway parking along with additional space for visitors. 9, Beachdown would be a wonderful spot for a permanent or holiday use but would also be ideal as an investment.

Mains drainage, water and electricity. Air source heat pump.

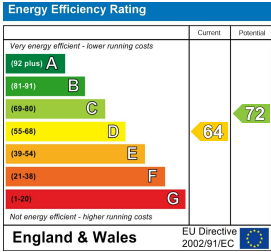
Based on the latest data at Ofcom ADSL broadband and mobile coverage from EE, Three, Vodafone & O2 are available at the property.

Freehold - but there is a management charge £800 per year for the communal areas & grounds.





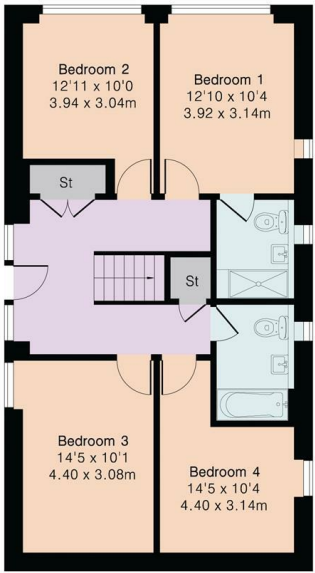
IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



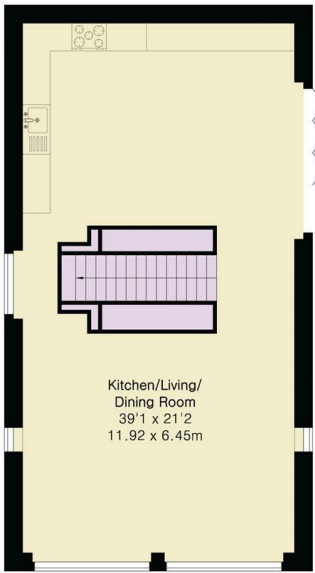
1 The Promenade,
Kingsbridge, TQ7 1JD

kingsbridge@stags.co.uk
01548 853131

Approximate Gross Internal Area 1630 sq ft - 152 sq m
Ground Floor Area 815 sq ft – 76 sq m
First Floor Area 815 sq ft – 76 sq m



Ground Floor



First Floor



@StagsProperty

Cornwall | Devon | Somerset | Dorset | London