



1 Wingfield

Thurlestone, Kingsbridge, Devon TQ7 3TE

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand  Petit
ESTATE AGENTS





1 Wingfield, Thurlestone, Kingsbridge, Devon TQ7 3TE

Nestled in the heart of this picturesque coastal village, is this recently renovated detached south-facing bungalow which is in walking distance of the village amenities, beach and golf course and has stunning views of the surrounding countryside and down to the coast.

Boasting a spacious 1,288 sq ft layout, this property features three double bedrooms, with the master having direct access onto the timber decked seating area, a well-appointed bathroom, and a separate cloakroom.

The open plan dual aspect kitchen/living room is superb and the real heart of the property, the focal point of the living area is the fireplace which is inset with a log burner.

The kitchen is bespoke and offers modern floor and wall units with integrated appliances, breakfast bar with wine fridge and storage beneath. From here sliding doors open into the sunroom which has triple aspect windows, glazed domed skylight and access out to the decked seating area.

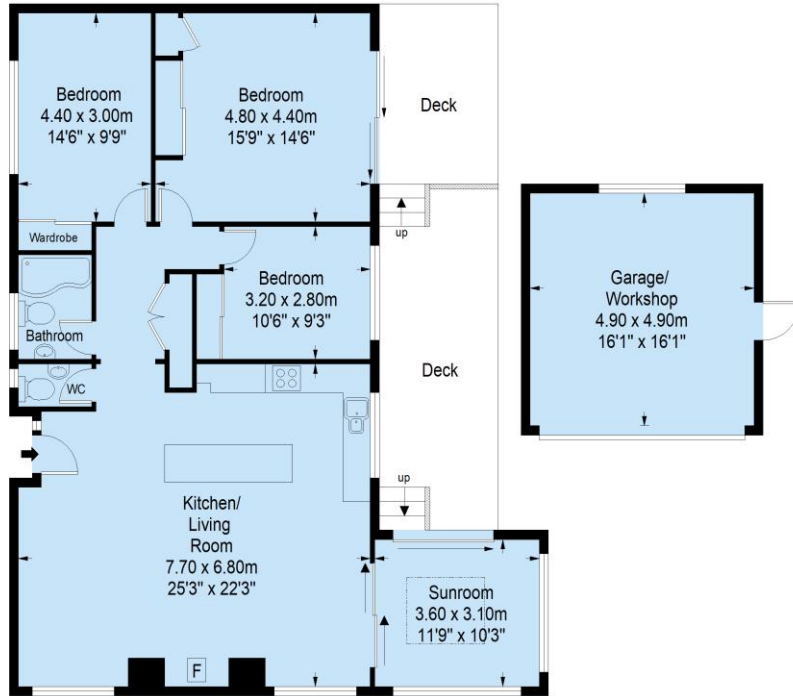
The garden is well-established with lawn bordered by numerous shrubs, plants and bushes, there's also a useful timber shed and greenhouse. The timber decked seating area runs the length of the property and is perfect place for entertaining or simply enjoying the countryside and coastal views. The property also benefits from off-street parking and a double garage, providing ample space for vehicles and storage.

This property offers a peaceful oasis with its own unique blend of charm and modern comforts.

Thurlestone is an attractive village situated close to the spectacular Devon Coast in an Area of Outstanding Natural Beauty, the South West Coast Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll takes you across to Thurlestone Sands with the landmark Thurlestone Rock, the popular 'Beach House' café and Thurlestone Marsh, one of three small wetlands south of the village. Thurlestone has a vibrant community with popular primary school, a busy village hall, shop and post office, pub and church. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The Thurlestone Hotel has a superb health club with spa, indoor and outdoor swimming pools and there is a fine 18-hole links golf course. The nearby market town of Kingsbridge provides a good range of shops, a health centre, leisure centre with indoor swimming pool, library, schools and churches.

BEDS 3 | BATHS 1 | RECEPTS 2 | EPC - D | COUNCIL TAX - F | TENURE - Freehold

NB. This Floorplan is for illustrative purposes only. All dimensions are approximate.



Total area 119.62 Sq.m
(1288 Sq.ft) Approx.
Garage/ Workshop
Total area 24.01 Sq.m
(258 Sq.ft) Approx.

SERVICES

Mains electricity, water and drainage. Electric heating. £150.00 per annum payable to The Mead Estate to cover maintenance.

VIEWING

Very strictly by appointment only through Marchand Petit (Kingsbridge office) 01548 857588.

DIRECTIONS

From Kingsbridge take the A381 towards Salcombe continuing through the village of West Alvington. Turn right signposted Thurlestone and right again at the end of the lane. Continue along this road for a short distance turning left signposted Thurlestone. On approaching the village turn left into Court Park and proceed down and across the cattle grid into The Mead. Take the second turning on the right into Meadcombe Road, follow the road round take the second turn into Wingfield and the property is the first on the left-hand side.



KEY FEATURES

- Superbly presented detached bungalow
- Views to the coast and surrounding countryside
- South facing rear garden with decked timber seating area
- Sought after coastal village location
- Short walk to the beach, golf course and amenities
- Single storey extension – planning permission approved

IMPORTANT NOTICE

1. These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property, but do not constitute part of an offer or contract. 2. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good condition. Neither Marchand Petit, nor any of its employees, has any authority to make or give any representation or warranty whatsoever in relation to the property. 3. The photographs show only certain parts and aspects of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 4. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by any intending purchaser. 5. Descriptions of a property are inevitably subjective, and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. If any points of particular importance need clarifying before viewing, please do not hesitate to contact our office.

MONEY LAUNDERING REGULATIONS - Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.

SOUTH HAMS'
LEADING
ESTATE AGENT

Marchand Petit
ESTATE AGENTS