

£320,000

Guide Price

FOR SALE



3 Bedroom Detached House - Beesands

- ❖ 3 bedroom detached house
- ❖ Sought After Coastal Location
- ❖ Scope for Income Generation
- ❖ No Onwards Chain
- ❖ Charming Cottage Features
- ❖ Stunning Sea Views
- ❖ EPC F



21 Beesands

Property Summary:

If you're looking for a project with true potential, then 21 Beesands is the perfect blank canvas. Located in one of the most desirable areas of the South Hams, this detached 3 bedroom property offers an exciting opportunity to create a bespoke coastal home with breathtaking views.

About the Area:

Beesands is a charming seaside village which boasts an award-winning shellfish shop/restaurant and the popular Cricket Inn. It is around 9 miles from the market town of Kingsbridge and around 12 miles from Dartmouth. The village is only a short drive from many other coastal villages and popular beaches and is within the catchment area for the excellent primary school in Stokenham. The market town of Kingsbridge provides all the amenities required with many independent shops along with well-known supermarkets, a sports centre and large

Please call to arrange a viewing **Kingsbridge Estate Agents 01548 856685**

www.kingsbridgeestateagents.co.uk



The Property:

A 3 bedroom detached house with flexible layout options in the sought after village of Beesands. With a prime coastal location being situated directly opposite the sea, this property has income potential as a holiday let or could be used as personal retreat to the seaside. With charming features including a wood-burning stove and loft room, this property comprises;

Ground Floor:

Enter through a part-glazed stable door into the main living area, complete with sea views, tiled flooring, and a cosy wood-burning stove – ideal for those chilly winter evenings.

The open-plan kitchen offers ample workspace and storage, perfect for home-cooked meals after days spent exploring the nearby coastline.

A small rear hallway leads to a well-planned bathroom, featuring a bath, WC, and hand wash basin.

First Floor:

On the first floor you will find a bright and airy double-aspect room with stunning sea views and charming window seats – perfect for relaxing with a book as you listen to the waves.

There are two additional bedrooms, with ample scope for reconfiguration to suit your needs.

A loft room, accessed by a ladder, offers potential for an office or additional living space (subject to planning).

While the property requires internal modernisation, it presents an incredible chance to craft your dream seaside getaway or generate income as a holiday rental. Don't miss out on this rare opportunity – early viewing is highly recommended.

Further Information & Services:

Tenure: Freehold

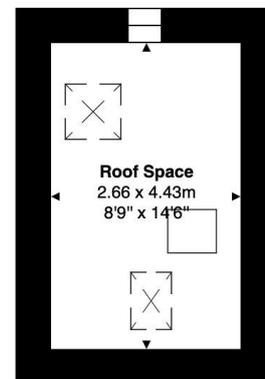
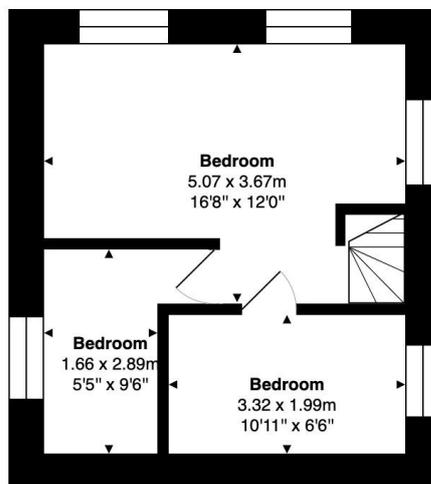
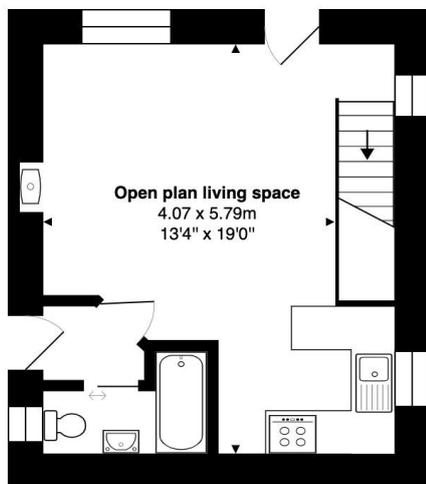
Services: Mains electric and mains water. Private Septic Tank. Electric Heating.

Council Tax Band: C

EPC Rating: F

Broadband Speeds: Superfast Broadband Available with speeds up to 80Mbps (Openreach)

This property is made of standard construction.



Total Area: 69.6 m² ... 749 ft²

All measurements are approximate and for display purposes only



	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		