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33 SAUNDERS WAY

WEST CHARLETON •

TQ7 2BS

33 SAUNDERS WAY

GROUND FLOOR

Entrance Hallway | Open Plan Kitchen/Dining Room | Living Room

FIRST FLOOR

Family Bathroom | Bedroom 1 With Dressing Area And En-Suite |
Bedroom 2 | Bedroom 3

EXTERNAL

Garage | Parking For 2 Cars | Multiple Seating Areas | Lawn



“ A 3 bedroom property with views,
garage and private garden”...

33 Saunders Way provides a well-planned and flexible living environment, enhanced by private outdoor spaces and far-reaching views.

- Living space with log burner and garden access
- Generously sized garden with multiple seating areas
- Principal bedroom with dressing area, en-suite and distant estuary views
- Garage and off-road parking for two vehicles with convenient rear access
- Short distance from Kingsbridge

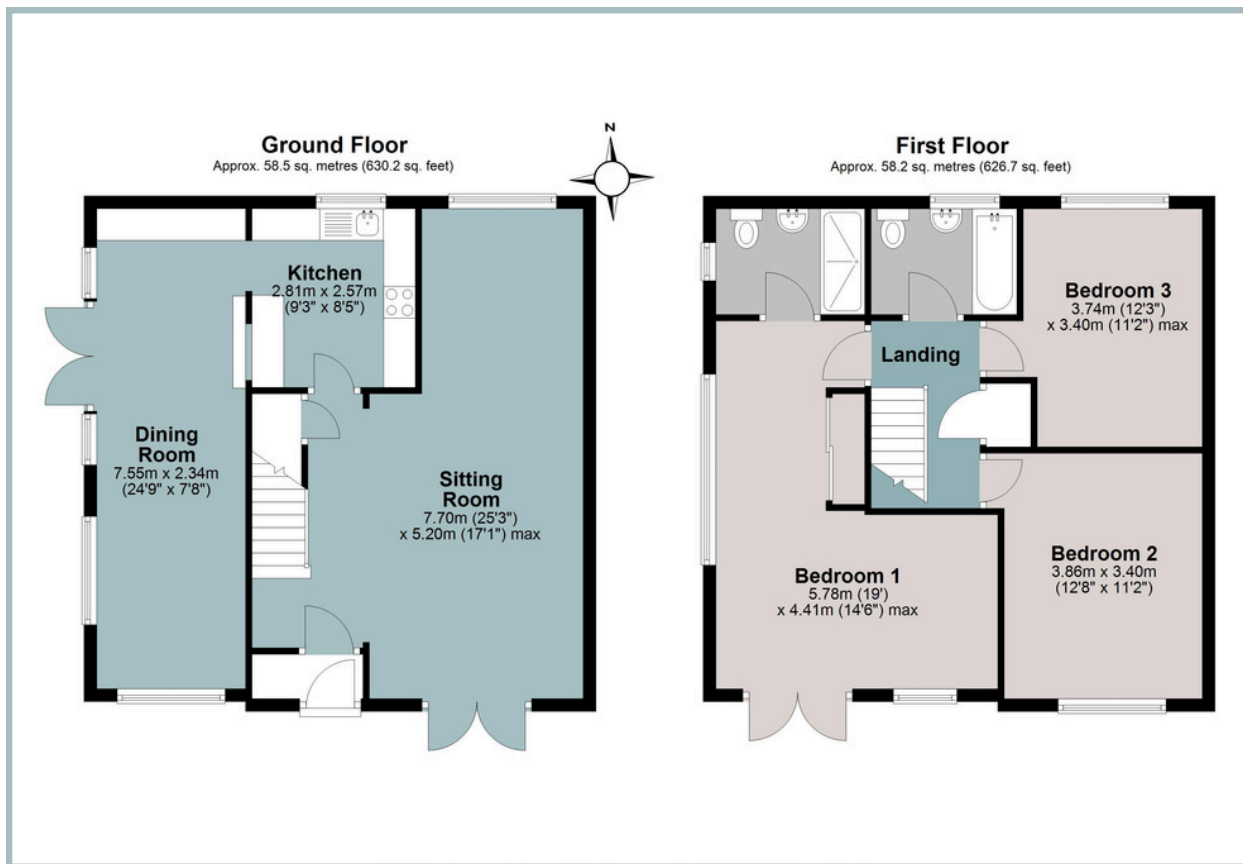
On the ground floor, the property features a spacious yet cosy lounge with a log burner and doors opening onto the front terrace. The lounge flows seamlessly into a fitted kitchen, thoughtfully designed to maximise space and incorporating a breakfast bar. This open-plan area extends into a dining/day room, creating a practical and sociable layout suited to both everyday living and entertaining. Doors from this space open onto a generous garden, which enjoys a sunny aspect and offers an excellent outdoor setting.

Upstairs, the principal bedroom includes a dressing area and benefits from views towards Salcombe and the Kingsbridge estuary, along with a Juliet balcony and en-suite shower room. There are two further bedrooms, with the third also enjoying estuary views, as well as a family bathroom and useful storage cupboards.

Externally, the property offers multiple seating areas and a lawned garden, providing additional space for relaxation and entertaining. A garage with additional store beside it and off-road parking for two vehicles are included, with gated access from the parking area leading down steps to the garden and rear entrance. While there is a formal front entrance, the current owners primarily use the rear access due to its proximity to the parking area.



TOTAL APPROXIMATE AREA: 116.8 SQ M 1256.9 SQ FT



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58 FORE ST, KINGSBRIDGE TQ7 1NY
kingsbridge@charleshead.co.uk
01548 852 352
www.charleshead.co.uk

Tenure: Freehold

Council Tax Band: B

Local Authority: South Hams District Council

Services: mains electricity, water, drainage and LPG gas central heating.

EPC: Current D (63) Potential C (69)

Notes: The solar panels are leased and are not privately owned.

Viewings: Very strictly by appointment only

Location: West Charleton is a village very popular for all ages. Its amenities are within an easy walking distance which include a primary school, village hall, Public house and bus stop on the main Dartmouth, Kingsbridge, Plymouth route. A footpath from the village leads to the wildlife haven of West Charleton Marshes and the Estuary foreshore. Within two miles is the market town of Kingsbridge offering a wide range of commercial, retail, health, sports and educational facilities. The coastline between Start Point, East Prawle and East Portlemouth, is within five miles, with extensive cliff walks, sheltered coves and sandy beaches. Access to Kingsbridge Estuary is within a mile at Newbridge on Bowcombe Creek with boat launching facilities and where moorings may be available to residents subject to the Harbour Masters regulations.

What Three Words: ///sharpness.salmon.stunner

Salcombe 7.7 miles - Totnes 14.9 miles (Railway link to London Paddington) - Kingsbridge 1.8 miles
All distances are approximate