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QUERY
THURLESTONE • TQ7 3NF



QUERY

GROUND FLOOR

Entrance Hallway | Sitting Room | Kitchen | Dining Room |
Bedroom 1 With En-Suite | Bedroom 2 | Bedroom 3 | Bathroom

EXTERNAL

Private Parking For Multiple Vehicles | Steps Leading To Lawned
Area | Rear Garden With Patio And Lawn



“A spacious three-bedroom bungalow with private gardens, ample parking and within easy reach of the village, beaches and amenities”...

Query is an attractive, well-proportioned bungalow occupying a wonderfully convenient position in the heart of Thurlestone.

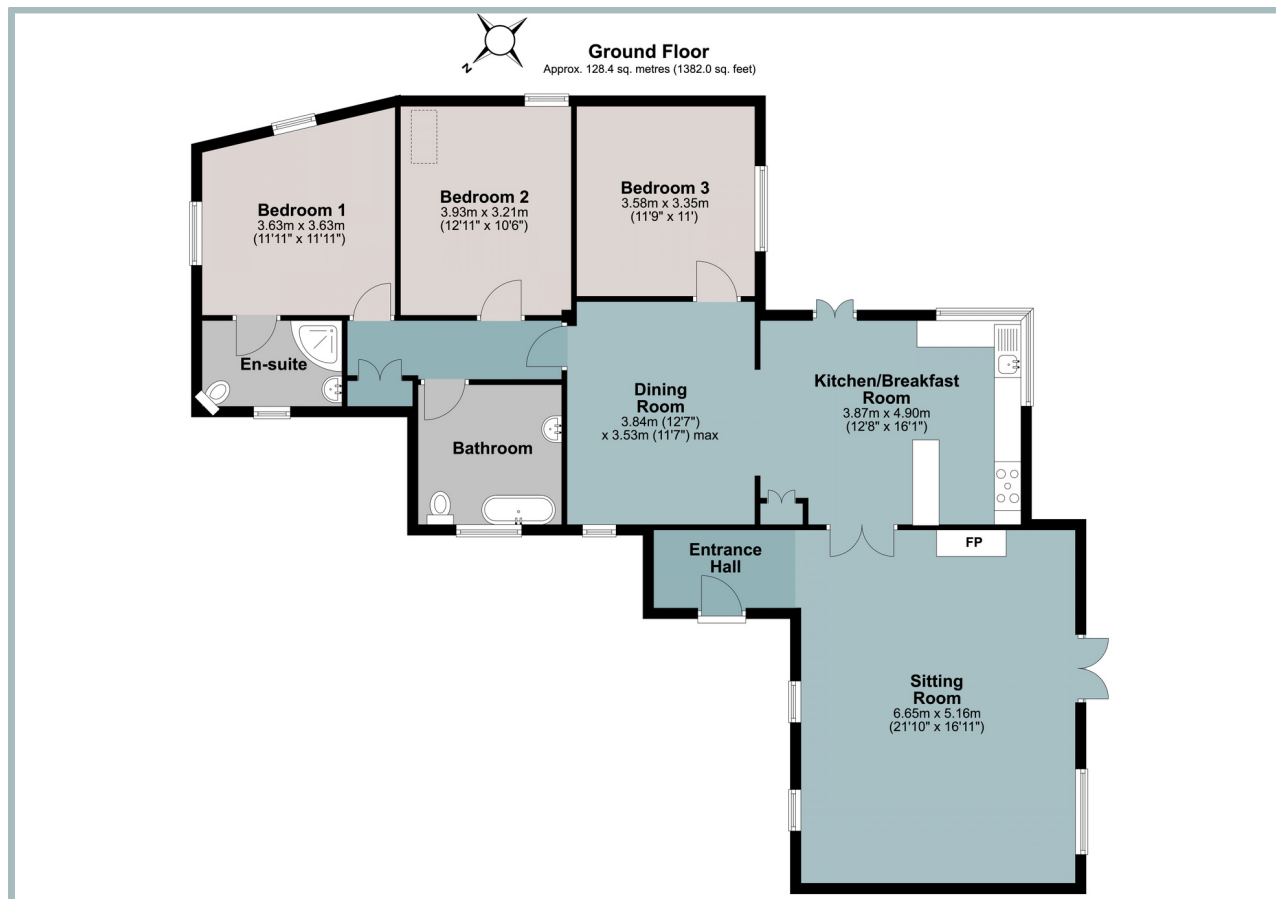
- Generous, light-filled single-level accommodation
- Three well-proportioned bedrooms, including one en-suite
- Private garden
- Parking for approximately four vehicles,
- Walking distance to village amenities and beaches

An entrance porch opens into the generous living room, where a log-burning stove creates a welcoming focal point. Doors lead directly onto the garden, while attractive views extend across the village towards the sea. The well-appointed kitchen features a breakfast bar and enjoys similarly delightful views, with doors opening onto a sheltered side patio. From here, the accommodation flows into a separate dining room. There are three well-proportioned bedrooms, including one with an en-suite shower room, the remaining complemented by a family bathroom.

Outside, the property benefits from a lovely private garden, principally laid to lawn and incorporating a patio and garden shed. The garden provides an appealing setting from which to enjoy the attractive surrounding views. There is parking for one vehicle at the front of the property. Directly across from the property is additional parking for approximately three vehicles, together with a further area of lawn. This versatile space offers useful potential for sheds or storage and, subject to obtaining the necessary consents, may provide scope for the construction of a garage or home office.



TOTAL APPROXIMATE AREA: 128.4 SQ M 1382 SQ FT



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Tenure: Freehold

Council Tax Band: E

Local Authority: South Hams District Council

Services: Mains electricity, water and drainage. Oil fired central heating.

EPC: Current E (47) Potential D (65)

Viewings: Very strictly by appointment only

Location: Thurlestone is an attractive and popular village situated on the spectacular Devon coast in an Area of Outstanding Natural Beauty. The South West Coastal Path is the only hike in the UK to have made it into the highly respected Lonely Planet Adventures Guide Book. A short stroll across Thurlestone Sands with the landmark Thurlestone Rock, "thirled stone"(arched- shaped rock formation) takes you to the popular 'Beach House' cafe and Thurlestone Marsh, one of three small wetlands south of the village. The village has a vibrant community and is renowned for its hotel, church and a highly regarded primary school. There is even a converted BT Red Phone Box providing 'The Thurlestone Book Exchange'. The hotel has a superb health club with a spa, indoor and outdoor swimming pools and there is a fine 18-hole golf course. The market town of Kingsbridge, approximately 4 miles to the west, provides a comprehensive range of educational, recreational and shopping facilities including, a health centre, leisure centre with an indoor swimming pool, library, schools and churches.

What Three Words: ///bowhead.sings.releasing

Salcombe 8 miles - Totnes 16.7 miles (Railway link to London Paddington) - Kingsbridge 5.4 miles