

TOR RISE STOKENHAM



Tor Rise | 6 Grenville Close | Stokenham | Devon | TQ7 2SY

Welcome to this superb, stylish detached bungalow which has been thoughtfully extended to offer 1851 sq.ft of accommodation. The property is located in a peaceful cul-de-sac location in the picturesque village of Stokenham which is just a short walk or drive from the coast at Torcross.

The interior is modern and sophisticated, with ample natural light creating a warm and welcoming atmosphere throughout and comprises double height kitchen/breakfast room with bespoke fitted units, Aga, integrated appliances and skylights. Sitting room with study area, and a wood burner set of a slate hearth and an open walkway through to a fantastic triple aspect conservatory with glazed roof and French doors which open onto the patio. There are 3 double bedrooms, the principal bedroom benefits from en-suite facilities and a dressing room plus there's separate family bathroom with shower above the bath

The property features a well-maintained garden and a lovely patio area, perfect for enjoying al fresco dining or simply relaxing. The central lawn is bordered by established plants, shrubs and trees with a timber framed raised bed ideal for growing vegetables along with the a greenhouse and useful shed.

Benefiting from driveway parking and a large tandem garage with power and light, this home is both practical and stylish.

Whether you're looking for a quiet retreat or a stylish family home, this property offers the best of both worlds. Contact us today to arrange a viewing and experience the charm of village living at its finest.

Stokenham is a pretty village with two pubs, an excellent primary school and a fine church and is close to the coastal village of Torcross and the popular Blackpool Sands. The market town of Kingsbridge, at the head of the Salcombe Estuary, is about 6 miles away with the sailing centres of Dartmouth and Salcombe also close by. Nearby is the beautiful South Devon coastline where there is a marvellous selection of beaches and coves linked by spectacularly rugged cliffs and headlands and Slapton Ley Nature Reserve which attracts visitors from all over the world, and is the largest freshwater lake in the South west.

Kingsbridge Office

01548857588 | kingsbridge@marchandpetit.co.uk

94 Fore Street, Kingsbridge, Devon, TQ7 1PP



Property Details

Services

Mains electricity, water and drainage. Oil fired central heating. Aga runs on oil. Woodburner. Smoke, heat and carbon monoxide alarms.

EPC Rating

Band D. Current: 62, Potential: 68

Council Tax - Band D

Tenure - Freehold

Authority

South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

Key Features

- Superb, extended bungalow
- Approximately 1851 sq. ft of accommodation
- Fantastic, modern kitchen and breakfast room
- Sitting room with study area
- Triple aspect conservatory
- 3 double bedrooms
- Large tandem garage and driveway parking
- Well-established private rear garden and patio

Fixtures & Fittings

All items in the written text of these particulars are included in the sale.

All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Directions

what3 words - explains.zeal.elsewhere

From Kingsbridge take the A379 Dartmouth coastal road out of town passing through a series of villages. On approaching Stokenham turn left at Carehouse Cross roundabout then right into Kiln Lane. Follow this road round to the right, turn left in to Grenville Road, then as the road forks, bear to the right and the property will be seen at the end of the cul-de-sac on your left-hand side.

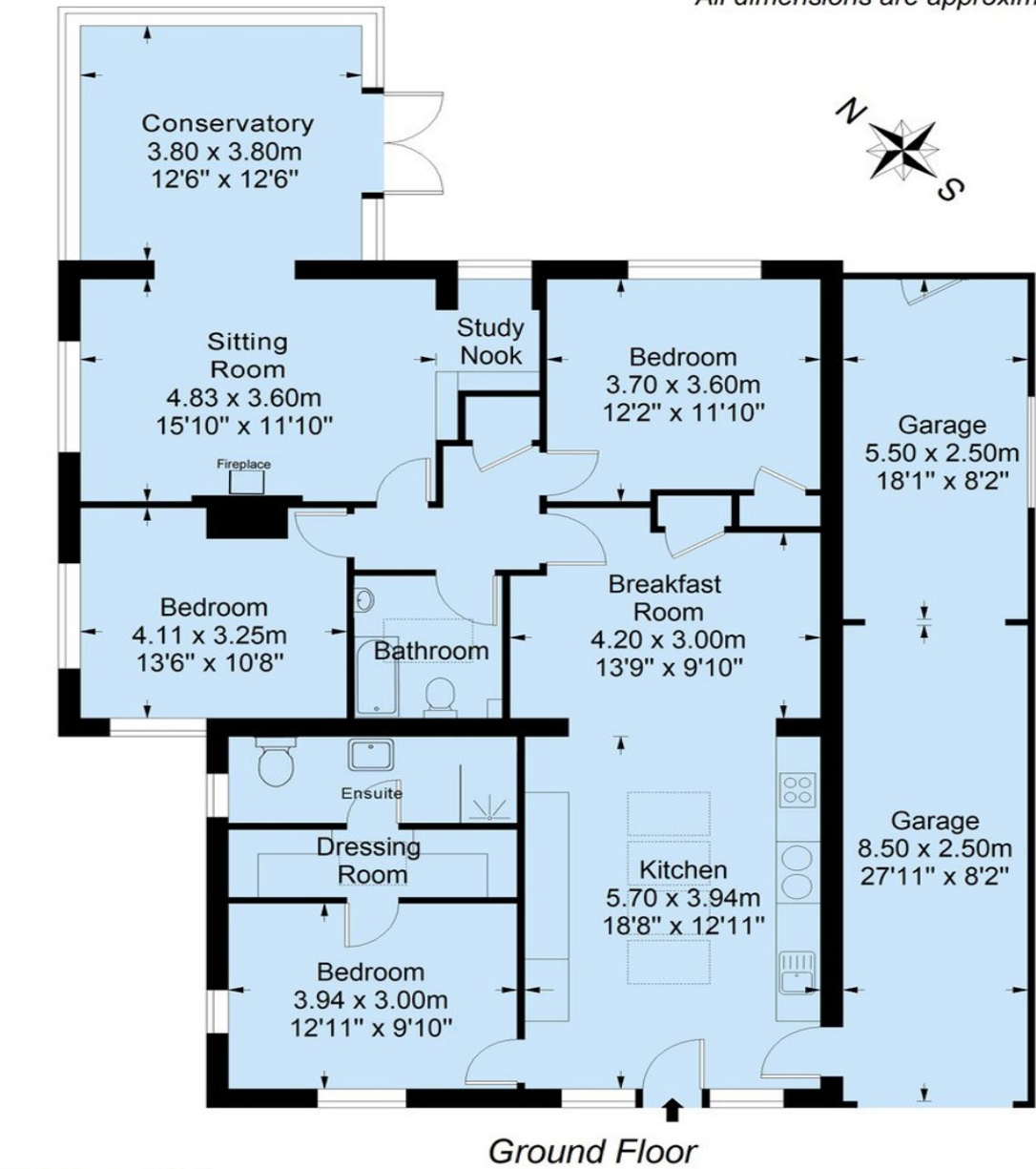
Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548857588.



Floor Plan

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



Total area 172 Sq.m
(1851 Sq.ft) Approx.
(Including Garages)



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.