

1 CHARLETON WAY,
WEST CHARLETON



MARCHAND PETIT

COASTAL, TOWN & COUNTRY

I CHARLETON WAY

This is a beautifully presented, bright and spacious detached bungalow situated in an elevated position, with glorious views over the village, to open countryside and the Kingsbridge/Salcombe estuary beyond.

This stylish property sits on a good size plot which you enter through white stone pillars onto a tarmac driveway where there is ample parking in front of the double garage. From here go through the wrought iron gate to the side and follow the paved path to the entrance porch. Internally the accommodation comprises, hall with built-in storage cupboard, cloakroom, utility room, two doubles and one single bedrooms, bathroom with both bath and corner shower cubicle. The modern kitchen/dining room is superb. The kitchen area is well-equipped with plenty of floor and wall units with integrated appliances and is open to the dining area which has French doors opening to the patio and a built-in storage cupboard. The dual aspect living room is a really good size, it has an inset fireplace set on a slate hearth and glorious views over the garden towards the estuary.

The garden is a delight, the top patio runs into a decked timber seating area making this a fantastic space for entertaining or simply relaxing and taking in the views. The sloping lawn is interspersed with rockeries full of established shrubs, bushes and plants with shingle pathways and steps down to a further patio seating area and vegetable garden with timber shed.

The popular village of West Charleton benefits from a pub, church, and primary school. The market town of Kingsbridge is close by and offers a wide range of commercial, leisure and shopping facilities, including the Ofsted 'outstanding' Kingsbridge Community College. There are walks across fields to the shores of the Kingsbridge/Salcombe Estuary, and the famous sailing centres of Salcombe and Dartmouth are also within easy reach as well as an abundance of sandy beaches and coves with miles of coastal footpaths.

Directions

what3words - plugs.prettiest.snappy

From Kingsbridge take the A381 Dartmouth coast road, leaving town with the head of the estuary on your right-hand side. Go over Bowcombe Creek bridge and into the village of West Charleton, immediately before The Charleton pub, turn left in to Charleton Way where No.1 will be found on your left-hand side.



PROPERTY DETAILS

Property Address

1 Charleton Way, West Charleton, Kingsbridge, Devon, TQ7 2AN

Mileages

Kingsbridge 1.5 miles; Salcombe 7.5 miles; Dartmouth 13 miles; Plymouth 22 miles; A38 12 miles (distances are approximate)

Services

Mains electricity, water and drainage. Oil fired boiler. Solar panels. Smoke alarm in kitchen. Carbon Monoxide detector in garage.

EPC Rating

Band D. Current: 55, Potential: 74

Council Tax Band

E

Tenure

Freehold

Authority

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

Key Features

- A superbly extended detached bungalow
- Elevated position with lovely views to the estuary
- Beautifully maintained and presented throughout
- Bright and spacious accommodation
- Gated driveway, double garage and parking
- Landscaped garden with established shrubs and plants
- Vegetable garden and timber shed
- Two patio's and a decked seating area

Fixtures & Fittings

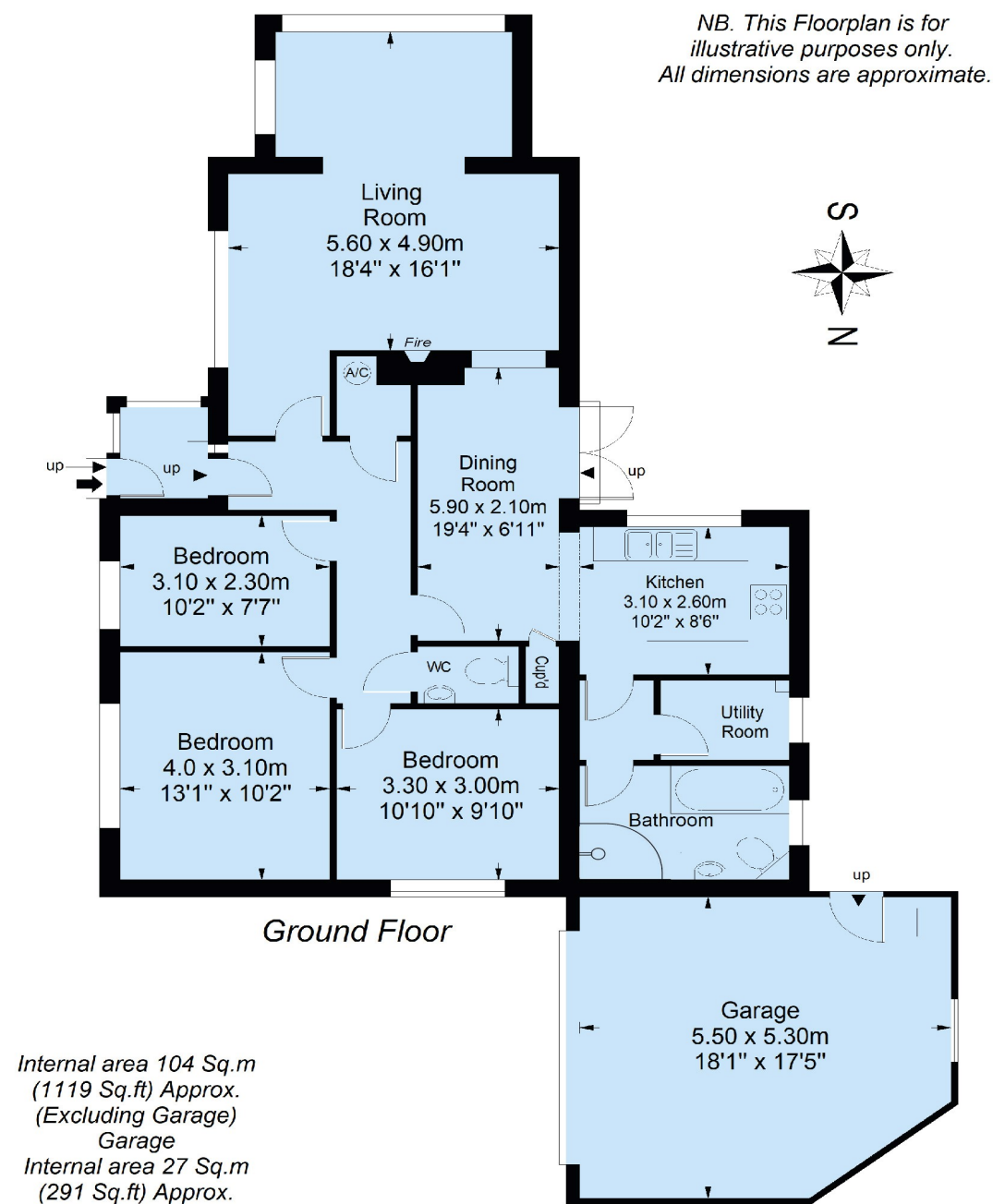
All items in the written text of these particulars are included in the sale. All others are expressly excluded regardless of inclusion in any photographs. Purchasers must satisfy themselves that any equipment included in the sale of the property is in satisfactory order.

Viewing

Strictly by appointment with the sole agents, Marchand Petit, Kingsbridge. Tel: 01548 857588.



FLOOR PLAN



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