



39 Manor Bend

39, Manor Bend, Galmpton, Brixham, Devon TQ5 0PB



Broadsands Beach 1.25 miles; Kingswear 5 miles; Totnes 7.5 miles

Spacious detached home with outstanding views, generous south west facing gardens and versatile accommodation

- Elevated position with far-reaching views
- Spacious detached home
- Delightful kitchen/breakfast room
- Sitting room with wood burner
- Four bedrooms
- Two bath/shower rooms
- Generous gardens and terrace
- Driveway parking and garage
- Freehold
- Council tax band F

Offers In Excess Of
£600,000

SITUATION

Galmpton is a popular and picturesque coastal village with a good range of day-to-day amenities including a general store, post office, butchers and public house. It lies between Torbay and the South Hams, within easy reach of Brixham, Torquay, Dartmouth and Totnes.

Broadsands beach is approximately a mile away, with access to the South West Coast Path and nearby coves. Churston Golf Club, the Dartmouth Steam Railway, Churston Grammar School and a well-regarded primary school are all within easy walking distance. Totnes provides a mainline railway station with direct services to London Paddington.

DESCRIPTION

Enjoying an elevated position with far-reaching views over the surrounding South Hams countryside. This spacious detached bungalow offers a wonderful opportunity to acquire a well-maintained home with generous gardens and flexible accommodation.

The property has been thoughtfully improved in recent years, including the dining area, two updated bathrooms, a new boiler and roofing works, creating a comfortable and well-presented home suited to both family living and retirement alike. Large windows throughout maximise the natural light and take full advantage of the outlook, while the overall layout provides a pleasing balance of open living space and private bedrooms.

ACCOMMODATION

The property is entered into a central hallway which provides access to the principal rooms.

The sitting room is positioned to the rear of the property and features a fireplace with wood burner and a large window overlooking the garden and taking in the views. The dining room lies adjacent and connects through to the kitchen/breakfast room, which is fitted with a range of units and has space for a table and chairs, with access out to the garden. A separate utility room provides further storage and appliance space.

There are two bedrooms on the ground floor, including a principal bedroom with a bay window, these are served by a family bathroom. A study is also located off the hallway.

There are stairs to the first floor, where there are a further two double bedrooms along with eaves storage and an en-suite bathroom.

OUTSIDE

The property is approached via a driveway providing parking for several vehicles and leading to a single garage.

To the front, a lawned garden with established planting creates an attractive setting, while a pathway leads to the entrance.

The rear garden is a particular feature, being predominantly laid to lawn and gently sloping, with a paved terrace adjoining the property providing an ideal space for outdoor dining and entertaining. The gardens enjoy a good degree of privacy and make the most of the elevated position, offering delightful views across the surrounding area and countryside beyond. There is also excellent scope to create a productive vegetable garden or establish a wildflower meadow, subject to individual preference.

SERVICES

Mains water, drainage, electricity and gas. Gas fired central heating with a recently installed boiler, together with a wood burner.

According to Ofcom, Ultrafast broadband is available with download speeds of up to 1800 Mbps and upload speeds of up to 220 Mbps. Mobile coverage is likely with EE outdoors, and with O2, Three and Vodafone outdoors, with variable indoor coverage depending on provider.

DIRECTIONS

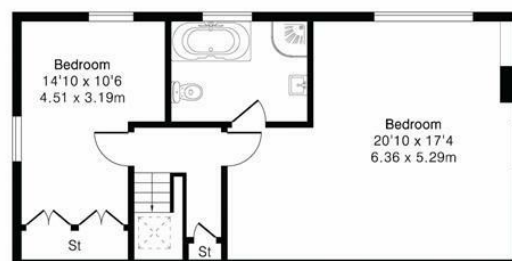
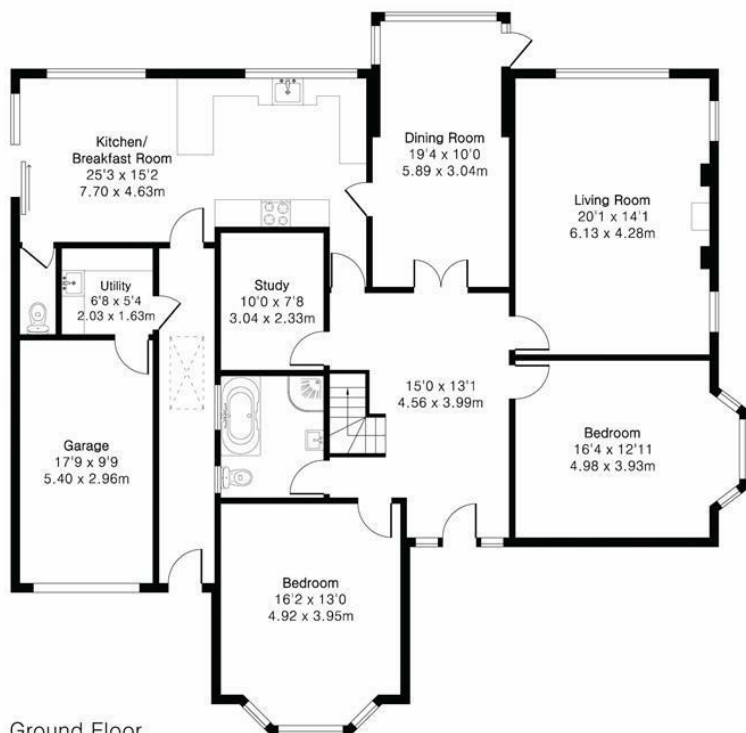
From the A379, turn off the main road onto Manor Vale Road and after 100 yards turn left onto Manor Bend where the property can be found on the right.



**Approximate Gross Internal Area 2569 sq ft - 239 sq m
(Including Garage)**

Ground Floor Area 1947 sq ft – 181 sq m

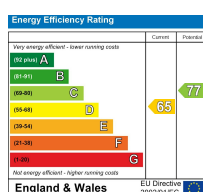
First Floor Area 622 sq ft – 58 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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The Granary, Coronation Road, Totnes, Devon, TQ9 5GN

01803 865454

totnes@stags.co.uk

stags.co.uk