



Mandalay Glebe Field



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Thurlestone, Kingsbridge, TQ7 3NA

Banham 1 mile, Kingsbridge 5 miles, Totnes train station 16 miles.

A rare opportunity to purchase a well presented semi-detached three bedroom bungalow in the highly sought-after village of Thurlestone, occupying a larger than average plot with a generous wrap-around garden and single garage.

- Popular village location
- 3 bedrooms, family bathroom
- Superb conservatory/garden room
- Freehold Sale
- Large corner plot
- Sitting/dining room
- Single garage, greenhouse
- Council Tax Band D

Guide Price £450,000

DESCRIPTION

Built around 1966 and owned by the current vendor since 1988, this well located bungalow sits on a generous plot with gardens to three sides, enjoying all-day sunshine. A south-facing conservatory/garden room was added during the current ownership, creating a bright year round reception space overlooking the garden.

ACCOMMODATION

The property can be accessed via a garden path from the rear garage into the conservatory, or from Glebe Field through a gate leading to the entrance hall. The hall opens into a spacious sitting/dining room with large picture windows and a stone fireplace (with electric fire). There are three bedrooms (one currently used as a study), a family bathroom, airing cupboard, and a principal bedroom with built-in wardrobes and front garden views.

The kitchen is fitted with base and wall units and includes an oil-fired Rayburn providing heating and hot water, space for appliances, and access to the conservatory, where sliding doors open onto the rear patio.

OUTSIDE

The mature gardens are a notable feature, with established shrubs and trees including magnolia, azalea, camellia and fruit trees. The garden extends beyond the garage to a greenhouse and vegetable beds, with some valley views. A driveway and single prefabricated garage are located to the front.

SERVICES

Oil-fired central heating, mains water and drainage. Good mobile reception and up to Superfast broadband availability (Ofcom). Freehold sale.

AGENTS NOTE

1. The property and its adjoining semi-detached neighbour are subject to a restrictive covenant prohibiting any alterations to the current roof height.
2. Please note the vendor will remove the cherry tree from the centre of the front lawn, along with a small number of shrubs.





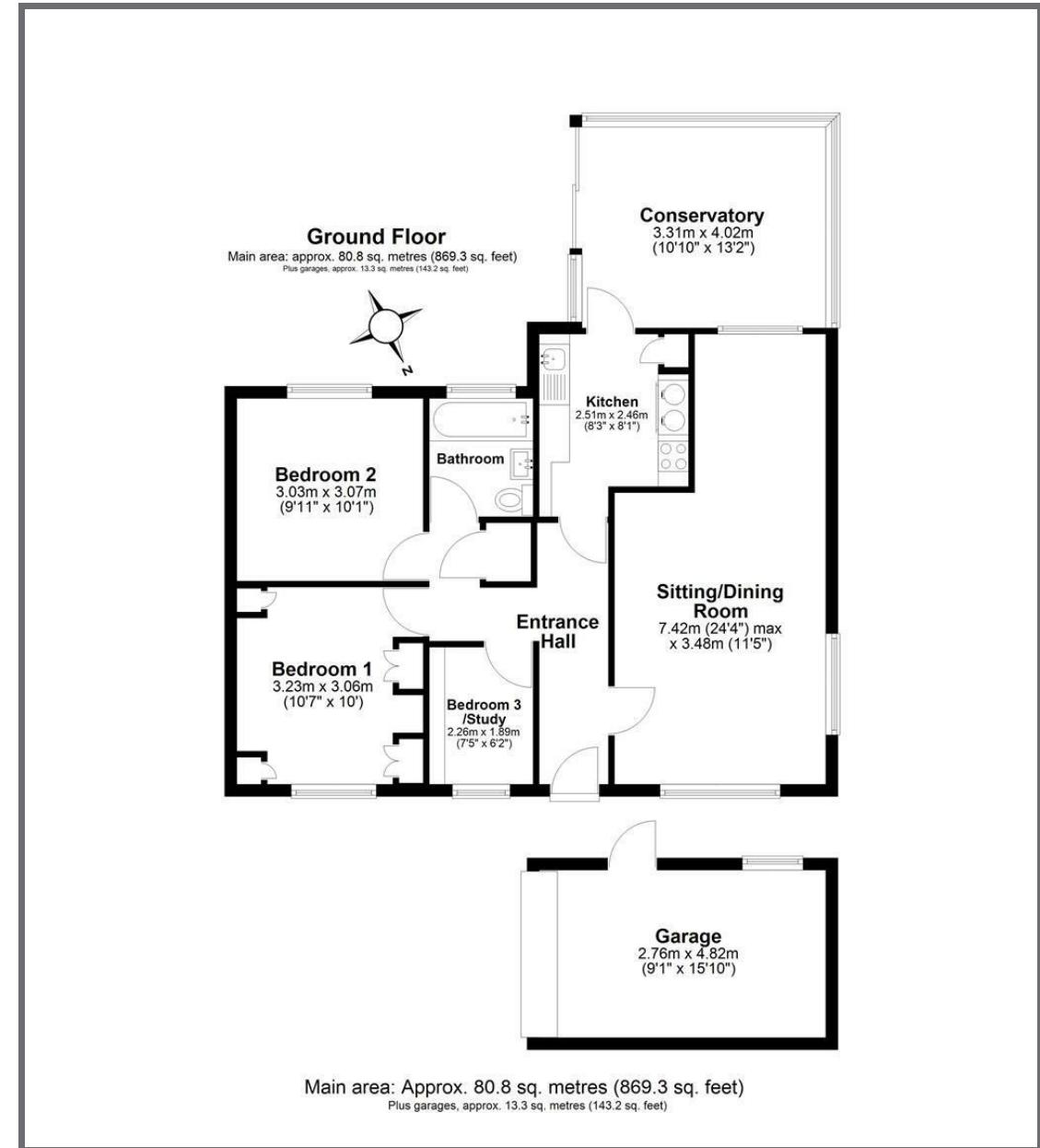
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-80)	B	
(69-60)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	43
(11-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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