



22 Compton Road



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West Charleton, Kingsbridge, Devon TQ7 2BP

Kingsbridge 1.5 miles; Salcombe 7 miles; Dartmouth 13 miles

A 3-bedroom bungalow situated in an elevated position offering stunning panoramic views out over the surrounding countryside and Kingsbridge & Salcombe Estuary. Opportunity to extend and re-develop. Garage & parking.

- Detached Bungalow
- Excellent Opportunity For Re-Development
- 3 Bedrooms
- Stunning Kingsbridge & Salcombe Estuary Views
- Private Position
- Garage

Offers In Excess Of £425,000

SITUATION

Located only a short distance from Kingsbridge, approximately 1 ½ miles, West Charleton and its neighbouring village of East Charleton benefit from a variety of amenities including St Marys church, a popular primary school, village inn, with a petrol station and mini-supermarket and store in East Charleton.

The stunning South Hams coastline and beaches including Slapton Sands and Bigbury Bay are found only a short drive away, and the yachting centres of Salcombe and Dartmouth are both within easy reach of the village. The Salcombe estuary can be seen from the property, and the village is surrounded by rural countryside with wonderful walks and marked footpaths.

Kingsbridge town provides a vast range of shops and amenities including excellent health and leisure facilities along with regular bus links running between Salcombe, Dartmouth, Plymouth & Totnes.



DESCRIPTION & ACCOMMODATION

Located at the end of a private cul-de-sac, Number 22 Compton Road is a detached bungalow that offers an excellent opportunity for those buyers wanting a full south facing property with a wonderful open aspect and water views.

The property currently offers 3 bedrooms with a good-sized L-shaped sitting room and a spacious kitchen / dining area with adjoining utility, WC & back door, patio doors lead directly out from the dining area to a patio, ideal for that alfresco dining experience. Bedroom 1, Bedroom 3 and the sitting room all benefit from the fabulous views with Bedroom 2 overlooking the garden to the rear. The property could be extended and opened up to create an open-plan living / kitchen / diner with full length bi-folding doors out to a decked area.

OUTSIDE

The gardens are mainly laid to lawn with established shrubs and trees, the front garden in particular is beautifully planted with a real sun-trap to the rear of the property.

A short drive in front of the detached garage offers parking for 1 vehicle.

SERVICES

Mains services are connected with oil fired central heating.

LOCAL AUTHORITY

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

VIEWINGS

Strictly by appointment only with Stags Kingsbridge Office Tel: 01548 853131.

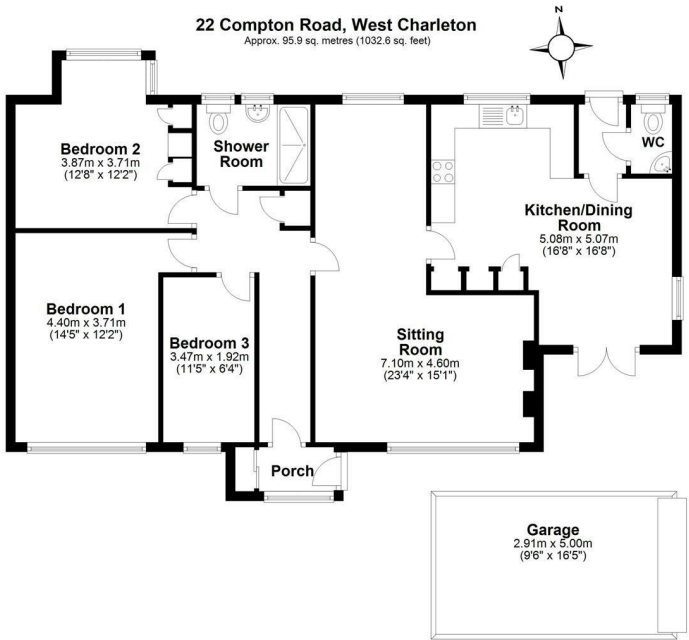
DIRECTIONS

From Kingsbridge take the A379 towards West Charleton. Towards the end of the village of West Charleton turn left on to Lyte Lane and then right on to Compton Road. Number 22 will be found at the end of the cul-de-sac.

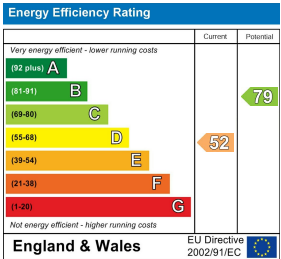




These particulars are a guide only and should not be relied upon for any purpose.



Total area: approx. 95.9 sq. metres (1032.6 sq. feet)



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